

CD 13

JOB ADDRESS 4629-4651 W. Maubert Avenue

BOARD FILE # 210003

DATE TO BE HEARD May 25, 2021

AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY: THE OWNER
THE PETITIONER

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING _____

(Check One)

① Action By The BBSC Is Not Appealable

② Action By The BBSC Is Appealable To The Director Of Planning Within 15 Days Pursuant To Sec. 12.26 K

③ Action By The BBSC Is Appealable To The City Council Within 10 Days Pursuant To Sec. 91.7006.7.4

IS NEIGHBOR OBJECTING TO RECOMMENDATION? YES NO

OWNER/PETITIONER NOTIFIED OF OBJECTION ON _____ by _____
(Date) (Staff Member)

(Code below is by default unless otherwise checked by staff.)

FAL APPEAL STATEMENT

- "10-CALENDAR DAYS" → ③
- "SECTION 12.26 K" → ②
- "ACTION NOT A PRECEDENT" → ②

FOOTNOTE STATEMENTS:

- "18-MONTH TIME LIMIT"
- *(for Haul Routes and requests approved by BBSC other than extensions of time)

Cc: Sr. Inspector Patrick Mischlich
201 N. Figueroa St
Location: Floor 3, Room 300
(213) 482-0396

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

—
VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

—
OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

May 19, 2021

BOARD FILE NO. 210003
C.D.: 13 (Councilmember M. O'Farrell)

Board of Building and Safety Commissioners
Room 1030, 201 North Figueroa Street

APPLICATION TO EXPORT 5,835 CUBIC YARDS OF EARTH

PROJECT LOCATION: 4629-4651 WEST MAUBERT AVENUE

TRACT: TR 2646

BLOCK: NONE

LOT: 24 (ARB 2), 25 (ARB 1, ARB 2), 26 (ARB 1, ARB 2)

OWNER:

Maubert LA VI LLC
c/o Cox Castle, Nicholson LLP and Corin M Koreanaga
1000 Sansome Street, 1st floor
San Francisco, CA 94111

APPLICANT:

Haas Consulting Group
4645 ½ Maubert Avenue
Los Angeles, CA 90027

The Department of Transportation (DOT) and the Department of Public Works (DPW) have reviewed the subject haul route application and have forwarded the following recommendations to be considered by the Board of Building and Safety Commissioners (Board) in order to protect the public health, safety and welfare.

CONDITIONS OF APPROVAL

Additions or modifications to the following conditions may be made on-site at the discretion of the Grading Inspector, if deemed necessary to protect the health, safety, and welfare of the general public along the haul route.

Failure to comply with any conditions specified in this report may void the Board's action. If the hauling operations are not in accordance with the Board's approval, The Department of Building and Safety (DBS) shall list the specific conditions in violation and shall notify the applicant that immediate compliance is required. If the violations are not corrected or if a second notice is issued by DBS for violations of any of the conditions upon which the approval was granted, said approval shall be void. Inasmuch as Board approval of the import-export operations is a condition precedent to issuing a grading permit in a "hillside" designated area, violation of this condition may result in the revocation of the grading permit issued in reliance of this approval.

Violation of haul route conditions shall be reported to the appropriate Department. The Department responsible for enforcement is indicated by an acronym at the end of each haul route condition. Refer to the table below for agency name and contact information.

Acronym	Agency Name	contact
BSS	Bureau of Street Services	myLA311 Website: www.myla311.lacity.org Phone: Dial 311 or (213) 473-3231
LAPD	Los Angeles Police Department Special Enforcement Unit	Email: Trafficgroup@lapd.online Phone: (877) 275-5273
DOT	Department of Transportation	Phone: (818) 374-4823
DBS	Department of Building and Safety	Los Angeles District Office: Sr. Insp. Patrick Mischlich (213) 482-0396 Van Nuys District Office: Sr. Insp. Barton Holmes (818) 374-4355 West Los Angeles District Office: Sr. Insp. Kirk Linklater (310) 914-3934

A. PERMITS AND BONDS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - a) A total of 5,835 cubic yards of material moved 0.13 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$219.98.

2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$147,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5082.

B. GENERAL CONDITIONS:

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector. (DBS)
2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. (LAPD)
3. Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4). (LAPD)
4. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling. (DBS)
5. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday. (BSS)
6. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. (DOT)
7. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth. (LAPD)
8. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times. (DBS)

9. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000 and LAPD traffic group, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change. (BSS & LAPD)
10. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request. (DBS)
11. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place. (DBS)
12. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the specified time, re-application for a public hearing through the Commission Office will be required. (DBS)
13. Hauling must commence within eighteen months after Board action approval. Failure to haul within that time will result in additional fees and a bond reassessment by the Bureau of Engineering. (DBS)
14. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times. (DBS)
15. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report. (DOT)
16. Hauling vehicles shall be spaced so as to discourage a convoy affect. (LAPD)
17. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. (DBS)
18. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
19. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**

20. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Owner shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.**
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.**
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the owner and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).**
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).**
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.**

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such

participation shall not relieve the owner of any obligation imposed by this condition. In the event the owner fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

C. SPECIFIC CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays and from 8:00 a.m. to 4:00 p.m. on Saturdays. No hauling is permitted on Sundays or City holidays. Haul vehicles may not arrive at the site before the designated start time. (DBS)
2. Hauling of earth shall be completed within the maximum time limit of 49 hauling days. (DBS)
3. Staging is allowed on-site only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
4. The approved haul vehicles are bottom dump trucks. (BSS)
5. Total amount of dirt to be hauled shall not exceed 5,835 cubic yards. (DBS)
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. (BSS)
7. A minimum of two flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant will be placed at the following locations:

- A. The entrance of the project site.
- B. The intersection of Maubert Avenue and Rodney Drive.

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections, narrow portions of roads or where obstacles are present). Flag attendants and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook." (BSS)

- 8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets of the haul route, if necessary. (DOT)
- 9. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Maubert Avenue, adjacent to the project site if needed during hauling. (DOT)
- 10. The approved route by DOT and BSS is as follows:

LOADED TRUCKS:

From the project site, travel westbound on Maubert Avenue, turn left (south) on Vermont Avenue, left (east) on Oakwood Avenue, enter southbound US-101 Freeway, transition eastbound on I-10 Freeway and continue to the disposal site located outside the city limits.

EMPTY TRUCKS:

From the disposal site, travel westbound on I-10 Freeway, transition northbound on US-101 Freeway, exit northbound on Vermont Avenue, turn right (east) on Hollywood Boulevard, right (south) on Rodney Drive, right (west) on Maubert Avenue and continue to the project site. (BSS)

- 11. Only one hauling truck, associated with this project address, shall be allowed on Maubert Avenue and Rodney Drive at any time. (BSS)
- 12. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #35 located at 1601 North Hillhurst Avenue, Los Angeles, CA 90027; telephone (213) 485-6235:
 - A. Contact information for the construction superintendent or contractor.
 - B. A copy of this approved staff report.
 - C. A map clearly illustrating the approved hauling route and involved street names.
 - D. The approved hauling hours.
 - E. The estimated completion date of hauling.

13. The applicant shall provide a staked sign at the site containing the contact information for the Senior Street Services Investigator (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. The letters shall be a minimum of 3 inches in height. (DBS)
14. A Registered Deputy Grading Inspector shall notify the LADBS haul route monitoring inspector at least 48 hours prior to the beginning of hauling operations, and whose sole responsibility shall be to continuously inspect and accurately log the dates and hours of hauling, the number of daily truck trips, the material in each loaded truck (i.e. soil or demolition material), and the approved haul route. (DBS)
15. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. For questions, contact Jedah Mosqueda at (323) 957-6823. (DOT)

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Sustainable Communities Project Exemption pursuant to Section 21155.1 of the Public Resource Code (Case No. ENV-2019-3761-SCPE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

E. MANDATORY FINDINGS AND RECOMMENDED ACTIONS

1. Determine that based on the whole of the administrative record the project is statutorily exempt from CEQA pursuant to the Public Resource Code, Section 21155.1.

CODE:

SEC. 91.7006. CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT.

Section 91.7006.7. Limitation of Export and Import

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be

posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.

6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

OSAMA YOUNAN, P.E.
General Manager
Superintendent of Building

A handwritten signature in black ink, appearing to read "Veronica Lopez", with a stylized flourish extending to the right.

Veronica Lopez
Staff Engineer, Commission Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

Date: February 8, 2021 13 – Hwd/Wlsh #147416
Maubert Ave, 4629-4651 W

To: Dina Elkinawy, Board Secretary
Building and Safety Commission Office
201 North Figueroa Street, Room 1030, Stop 115
(213) 482-0466; (213) 482-6753 (FAX)

From: Bhuvan Bajaj, Transportation Engineer 
Department of Transportation

Subject: **IMPORT/EXPORT OF EARTH – HILLSIDE AREAS - 4629 - 4651 WEST MAUBERT AVENUE**

The Department of Transportation has reviewed the requested haul route. Our recommendations are as follows:

1. RECOMMENDED HAUL ROUTE:

- Loaded Truck: - Exit jobsite onto Maubert Ave (Westbound); Left onto Vermont Ave (Southbound); Left onto Oakwood/S/B Hollywood Fwy On-Ramp (US-101) (Eastbound); Merge onto S/B Hollywood Fwy (US-101); Merge onto E/B San Bernardino Fwy (I-10); Continue to disposal site outside City Limits
- Empty Truck: - Enter W/B San Bernardino Fwy (I-10); Merge onto N/B Hollywood Fwy (US-101); Exit towards Vermont Ave (Northbound); Continue straight onto Vermont Ave (Northbound); Right onto Hollywood Blvd (Eastbound); Right onto Rodney Dr (Southbound); Continue straight onto Maubert Ave (Eastbound) towards job site: 4629 – 4651 W Maubert Ave

2. DAYS AND HOURS OF HAULING OPERATION

Hauling shall be from 9AM to 3PM weekdays, and 8AM to 4PM on Saturdays. **NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.**

3. STAGING AREA

All trucks should be staged on jobsite. No more than one haul truck shall be staged on Maubert Ave in front of jobsite. **NO INTERFERENCE TO TRAFFIC, ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.**

4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS


Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post “Temporary Tow Away No Stopping” signs along Maubert Ave, adjacent to jobsite if needed for hauling.

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Maubert Ave. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Jedah Mosqueda at (323) 957-6823.

JM: 4629-4651 Maubert Ave.haul route

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: February 17, 2021

TO: Honorable Board of Building and Safety Commissioners 
Attn: Dina Elkinawy, Acting Board Secretary
201 N. Figueroa Street, Room 1080
Mail Stop #115

FROM: Adel Hagekhalil, P.E.
Executive Director and General Manager, Bureau of Street Services
By: Gary Harris, Chief Street Services Investigator II
Street Services Investigation and Enforcement Division

SUBJECT: ORDINANCE NOS. 148,167 AND 159,016 –IMPORT/EXPORT OF EARTH MATERIAL (HILLSIDE AREAS) –4629-4651 W MAUBERT AVENUE

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Manuel Perez, of the Street Services Investigation and Enforcement Division on 2/17/2021.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Rudy Guevara, Engineer, Department of Transportation
 2. Madeline Smith, Management Analyst, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- Exit jobsite onto Maubert Avenue Westbound.
- Left onto Vermont Avenue.
- Southbound Left onto Oakwood.
- Southbound on Hollywood Freeway On-ramp US-101.
- Eastbound Merge onto Southbound Hollywood Freeway US-101.
- Merge onto Eastbound San Bernardino Freeway I-10.
- Continue to disposal site outside City Limits.

Unloaded:

- Enter Westbound San Bernardino Freeway I-10
- Merge onto Northbound Hollywood Freeway US-101.
- Exit towards Vermont Avenue Northbound.
- Continue straight onto Vermont Avenue.
- Northbound Right onto Hollywood Boulevard.

- Eastbound Right onto Rodney Drive.
- Southbound Continue straight onto Maubert Ave.
- Eastbound towards job site: 4629-4651 w Maubert Avenue

Staging: On-Site. Flag control is required at the project site during the hauling operation.

NOTE: NO INTERFERENCE TO TRAFFIC; ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

II. REQUIRED PERMIT FEE AND BOND

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - 1. A total of 5,835 cubic yards of material moved .13 miles within the hillside area, at the rate of \$0.29 per cubic yard per mile = \$219.98.
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$ 147,000 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

III. SPECIAL CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

- 1. The hauling operations are restricted to the hours between 9 a.m. and 3 p.m. on Mondays through Fridays and Saturdays from 8 a.m. to 4 p.m.). No hauling shall be performed on Sundays and holidays

2. The vehicles used for hauling shall be bottom trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 5,835 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AH/GH/MP: lr

S:haul routes

cc: Bureau of Street Services
Madeline Smith, Management Analyst
Mail Stop #550

Bureau of Engineering
Mati Laan, District Engineer
Central District Office
Mail Stop # 399

Department of Transportation
Rudy Guevara, Senior Transportation Engineer
Hollywood-Wilshire Traffic District
Mail Stop # 769

Edmond Yew, District Engineer
Land Development Group
Mail Stop #901

Bureau of Street Services
Manuel Perez, Senior Investigator II
1149 South Broadway, Suite 350
Los Angeles, CA 90015

Owner: MAUBERT LA VI LLC
4645 ½ MAUBERT AVENUE
LOS ANGELES, CA 90027

Applicant: HAAS CONSULTING GROUP FOR MAUBERT LA VI LLC
4645 ½ MAUBERT AVENUE
LOS ANGELES, CA 90027
818 674-6779

Contractor: TBD

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 4629 Maubert

Briefly describe the complete project and include the proposed amount of Import/Export of soil for hauling and the number of residential units, if applicable:

NEW 8 STORY 153 UNITS APARTMENT (5 STORY TYPE IIIA OVER 3 STORY TYPE IA)

WITH PARKING GARAGE ON ON FIRST & SECOND STORY, EXPORT OF 5,835 CUBIC YARDS

DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:

- The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No. ENV-2019-3761-SCPE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 5,835 cubic yards

- The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Mitigated Negative Declaration (MND). (Case No. _____)

The circulation end date for the above mentioned MND is: _____

The MND references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following MND pages : _____

Check one of the following boxes:

- No Comments were received during the circulation period.
- Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are ATTACHED with the MND referenced above.

- The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Environmental Impact Report (EIR). (Case No. _____)

The circulation end date for the above mentioned EIR: _____

The EIR references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following EIR pages: _____

Check one of the following boxes:

- No Comments were received during the circulation period.
- Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are ATTACHED with the EIR referenced above.

Jason Chan

Jason Chan

2/18/21

Print: Name of Planning/Public Works staff

Signature

Date

Telephone Number

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
DIR-2019-3760-TOC-SPP-SPR; VTT-82654

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-3761-SCPE

PROJECT TITLE

COUNCIL DISTRICT

13 - O'Farrell

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
4629-4651 West Maubert Avenue

Map attached.

PROJECT DESCRIPTION:

The demolition of three (3) existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two (2) levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Maubert LA VI, LLC

CONTACT PERSON (If different from Applicant/Owner above)
Heather Waldstein

(AREA CODE) TELEPHONE NUMBER | EXT.
818.716.2767

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) 21155.1

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) _____

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

The City Council determined on January 14, 2020, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code (PRC) Section 21155.1, found the Project is a Transit Priority Project pursuant to PRC Section 21155, found the Project is a Sustainable Communities Project that meets all of the requirements of subdivisions (a) and (b) and one of the requirements of subdivision (c) of PRC Section 21155.1. See Justification for SCPE in Case No. ENV-2019-3761-SCPE in the case file for the narrative demonstrating that the proposed project meets the criteria under PRC Section 21155.1

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Jason Hernández

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

TOC + SPP + SPR (Tract Map approved)

FEE:
\$ 5,774 + surcharges

RECEIPT NO.
0102057911

REC'D. BY (DCP DSC STAFF NAME)
Maidel Luevano

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019



Maubert Project

Environmental Case Number: ENV-2019-3761-SCPE

Project Location: 4629-4651 Maubert Avenue, Los Angeles, CA 90027

Community Plan Area: Hollywood Community Plan Area

Council District: 13 – Mitch O-Farrell

Project Description: The Project Site is currently developed with three buildings containing 14 multi-family residential units in approximately 12,478 square feet. The Project includes the demolition and removal of three existing multi-family residential buildings and the development of the Project Site with an approximately 143,785-square-foot residential building, with 153 dwelling units. Of the 153 dwelling units, 11 percent (17 units) would be restricted affordable units for Extremely Low Income Households. The Project is comprised of a podium-style building with eight stories and a maximum height of 108 feet. The proposed building would provide residential amenity space and lobby leasing area on the ground floor, an additional amenity space on the second level, a podium level pool deck on the third level, and a sky deck on the eighth level. Dwelling units would be located beginning on the second level as liner units, and the third through eighth levels of the building. Open space would be provided in accordance with Code requirements. The Tier 4 TOC Guidelines would not require parking for the Project. However, up to 95 parking spaces would be provided on two above-grade levels within the building, which would be screened from view. Approximately 77 bicycle parking stalls would be provided pursuant to the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan Subarea C (Community Center) Section 9.E.2. Vehicular access to the Project Site would be provided from an ingress/egress driveway on Maubert Avenue and a second ingress/egress driveway from the alley abutting the north side of the Project Site. Pedestrian access is provided from Maubert Avenue into the Project's amenity space and residential lobby on the ground floor. Pedestrian access is also provided from the alley along the north side of the Project Site.

PREPARED FOR:

City of Los Angeles
Department of City Planning

PREPARED BY:

CAJA Environmental Services
15350 Sherman Way, Suite
315
Van Nuys, CA 91406

APPLICANT:

Maubert LA VI, LLC
429 Santa Monica Boulevard,
Suite 700
Santa Monica, CA 90401

November 2019

TABLE OF CONTENTS

	<u>Page</u>
1. PROJECT DESCRIPTION	1-1
2. SUSTAINABLE COMMUNITIES STRATEGY CRITERIA	2-1

APPENDICES

Appendix A-1 – Existing Land Use Maps

Appendix A-2 – Project Consistency with SCAG’s 2016-2040 RTP/SCS

Appendix A-3 – Mitigation Measures from Prior EIRs

Appendix B-1 – Transportation Impact Study

Appendix B-2 – LADOT Assessment Letter

Appendix C – Water and Wastewater Utility Infrastructure Report

Appendix D – Tree Letter

Appendix E – Phase I Environmental Site Assessment

Appendix F – Historic Report

Appendix G – Geotechnical Report

Appendix H – Energy and Water Efficiency Compliance Report

Appendix I – Air Quality Technical Report

Appendix J – Noise Technical Report

1. PROJECT DESCRIPTION

The Project Site is located at 4629-4651 Maubert Avenue, in the Hollywood community of the City of Los Angeles. The Project Site is a relatively flat, irregularly shaped parcel, comprised of five lots that, when combined, are approximately 0.76 acres (approximately 32,277 square feet). The Project Site is located within the Hollywood Community Plan Area, is designated for Community Commercial land uses, and is located within the R4-1 zone. The Project Site is also located in the northeast portion of the Vermont/Western Station Neighborhood Area Plan (SNAP), designated as Subarea C. Based on the Project Site's location approximately 400 feet north of the Vermont/Sunset Metro Red Line Station, making it an eligible project under TOC Tier 4. Table 1-1, below, provides a summary of the development that is allowed for the Project Site per the SNAP and per the Tier 4 TOC Guidelines, and also what is proposed as part of the Project.

The Project Site is currently developed with three buildings containing 14 multi-family residential units in approximately 12,478 square feet. The Project includes the demolition and removal of the three existing multi-family residential buildings and the development of the Project Site with an approximately 143,785-square-foot residential building, with 153 dwelling units. Of the 153 dwelling units, 11 percent (17 units) would be restricted affordable units for Extremely Low Income Households. Approximately 76 units would have less than three habitable rooms, approximately 64 units would have three habitable rooms, and approximately 13 dwelling units would have more than three habitable rooms.

The Project is comprised of a podium-style building with eight stories and a maximum height of 108 feet. The proposed building would provide residential amenity space and lobby leasing area on the ground floor, an additional amenity space on the second level, a podium level pool deck on the third level, and a sky deck on the eighth level. Dwelling units would be located beginning on the second level as liner units, and the third through eighth levels of the building. Open space would be provided in accordance with Code requirements.

The Tier 4 TOC Guidelines would not require parking for the Project. However, up to 95 parking spaces would be provided on two above-grade levels within the building, which would be screened from view. Approximately 77 bicycle parking stalls would be provided pursuant to the Vermont/Western SNAP Specific Plan Subarea C (Community Center) Section 9.E.2.

Vehicular access to the Project Site would be provided from an ingress/egress driveway on Maubert Avenue and a second ingress/egress driveway from the alley abutting the north side of the Project Site. Pedestrian access is provided from Maubert Avenue into the Project's amenity space and residential lobby on the ground floor. Pedestrian access is also provided from the alley along the north side of the Project Site.

Table 1-1 Project Data			
	Allowed/Permitted SNAP (Per R4 Regulations of LAMC)	Allowed/Permitted TOC	Proposed
Density	85 Dwelling Units (33,947 ¹ SF/400 SF)	153 Dwelling Units (85 DU x 1.80)	153 Dwelling Units
Floor Area	99,162 SF (33,054 SF Buildable Area x 3)	143,785 SF (99,162 SF x 1.45)	143,785 SF
Floor Area Ratio	3:1	4.35:1	4.35:1
Height	75 Feet (w/ 15-foot stepback along Maubert Avenue)	108 Feet (75 Feet + 33-foot increase)	108 Feet
Parking	<u>Minimum</u> <u>Maximum</u> 159 159 spaces spaces	Not Required	95 Spaces
Bicycle Parking	77 Spaces	N/A	77 Spaces
Open Space	18,025 SF	13,519 SF (w/ 25% reduction)	13,853 SF
Yards/Setbacks	Not Required	N/A	Not provided per SNAP

¹ LAMC Section 12.22 C.16 allows for ½ of the width of the alley to be assumed to be a portion of the lot when calculating the lot area for properties abutting an alley. The Subject Property has a lot area of 33,054 SF; ½ the width of the alley is 893 SF, therefore the combined Lot Area for density purposes is 33,947 SF.

2. SUSTAINABLE COMMUNITIES STRATEGY CRITERA

**Table 2-1
Sustainable Communities Strategy Criteria**

PRC § 21155(a). Consistency with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy.	Consistent	
	Yes	No
<p>The Project would develop an eight-story residential-use building on an approximately 0.76-acre infill Project Site located in a highly urbanized part of the Hollywood Community Plan Area of the City of Los Angeles. The Project Site’s southern boundary has an approximately 166-foot frontage along Maubert Avenue, and the 91-foot northern boundary is along a public alley.</p> <p>The Project Site is currently developed with 14 multi-family residential units in three separate buildings, totaling approximately 12,478 square feet. The Project consists of the demolition of all existing on-site land uses and development of the Project Site with a residential building with a total floor area of 143,785 square feet that will consist of 153 residential units and ground floor leasing/amenity space. Of the 153 residential units, 11% (or 17 units) would be restricted affordable units for Extremely Low Income Households. The building would be built to a maximum height of up to 108 feet.</p> <p>The Project Site is accessible by regional and local transit, and the Project would provide bicycle and vehicle parking on-site.</p> <p>The Project is consistent with the general land use designation, density, and building intensity in the Southern California Association of Government’s (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS).</p> <p>Based on Exhibit 13 and Exhibit 14 of SCAG’s SCS Background Documentation, the Project Site and surrounding area are within the “Urban” Land Development Category (SCAG, 2016 RTP/SCS Appendix: SCS Background Documentation, pages 20-21). The 2016 RTP/SCS provides the following definition for the “Urban” Land Development Category:</p> <p><i>These areas are often found within and directly adjacent to moderate and high density urban centers. Nearly all urban growth in these areas would be considered infill or redevelopment. The majority of housing is multi-family and attached single-family (townhome), which tend to consume less water and energy than the larger types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. They have well-connected street networks, and the mix and intensity of uses result in a highly walkable environment. These areas offer enhanced access and connectivity for people who choose not to drive or do</i></p>	<p>X</p>	

<p><i>not have access to a vehicle. (SCAG, 2016 RTP/SCS, page 20.)</i></p> <p>Within the “Urban” Land Development Category, there are various urban footprint place types, including mixed use, residential, commercial, office, research and development, industrial, civic and open space (SCAG, 2016 RTP/SCS Appendix: SCS Background Documentation, page 90, “Place Types Categorized into Land Development Categories (LDCs)”; SCAG 2016 RTP/SCS Appendix: SCS Background Documentation, page 90, “Urban Footprint—Place Types Summary,” pages 1–2).</p> <p>The Project most closely aligns with the City Residential place types within the “Urban” Land Development Category, which is described below.</p> <ul style="list-style-type: none"> • A dense residential-focused type, City Residential is dominated by mid- and high-rise residential towers, with some ground-floor retail space. Parking is usually structured, below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs. Typical buildings are 5-40 stories tall, with the average building having 7 stories. The typical land use mix for this place type is approximately 65 percent residential, 4 percent employment, 11 percent mixed use, and 20 percent open space/civic. The residential mix is 3 percent townhome and 97 percent multi-family. The average total net Floor Area Ratio (FAR) is 2.9 and the gross density ranges from 35-75+ households per acre (SCAG, 2016 RTP/SCS Appendix: SCS Background Documentation, p. 90, “Urban Footprint—Place Types Summary.” p. 2). <p>The Project is 100 percent residential and the residential mix is 100 percent multi-family. The maximum FAR is 4.35:1 with an average density of 201 household units per acre.</p> <p>In addition, as described in further detail below, the Project would be at least 15 percent more energy efficient than the 2016 Title 24 standards. The Project building and landscaping are also designed to achieve approximately 79 percent less water usage than the average household in the region. Thus, the Project is consistent with the SCAG “Urban” Land Use Designation, as well as the associated density and building intensity assumptions in the SCAG’s 2016 RTP/SCS. Furthermore, the Project is consistent with the applicable goals and policies in the 2016 RTP/SCS, as outlined in Appendix A-2 of this document. As such, the Project is consistent with this criterion.</p>		
<p>PRC §21155(b). To be considered a Transit Priority Project (TPP) as defined by §21155(b), the project must meet all of the following criteria. A TPP shall:</p>	Consistent	
	Yes	No
<p>(1) Contain at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent</p>	X	

<p>nonresidential uses, a floor area ratio of not less than 0.75;</p> <p>The Project would construct a residential building with a total floor area of 143,785 square feet that will consist of 153 residential units and ground floor leasing/amenity space. Therefore, the Project contains 100 percent residential uses. As such, the Project is consistent with this criterion.</p>		
<p>(2) Provide a minimum net density of at least 20 dwelling units per acre; and</p> <p>The Project would develop an approximately 0.76-acre site with a residential building that includes 153 residential units. The net density for this Project is therefore approximately 201 dwelling units per acre (153 units/0.76 acre), which is more than the required minimum of 20 units per acre. As such, the Project is consistent with this criterion.</p>	<p>X</p>	
<p>(3) Be within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan. A major transit stop is as defined in Section 21064.3, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. A project shall be considered to be within one-half mile of a major transit stop or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area further than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor.</p> <p>PRC Section 21064.3 defines a major transit stop as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.”</p> <p>The nearest major transit stop is the Vermont/Sunset Metro Red Line Station. All parcels within the Project Site are located approximately 400 feet (0.08 miles) north of the Vermont/Sunset Metro Red Line Station, making it within one-half mile of an existing major transit stop. Therefore, the Project Site satisfies the CEQA exemption transit proximity requirement by being within a ½ mile of a light rail station and is not required to further demonstrate proximity to intersecting bus routes or high quality transit corridors that provide bus service intervals of 15 minutes or less.</p> <p>Nevertheless, the Project is located in proximity to multiple bus stops with high</p>	<p>X</p>	

<p>frequency transit service. The Project Site is served by the following bus lines:</p> <ul style="list-style-type: none"> • Metro line 2, which serves the areas between Downtown Los Angeles and Pacific Palisades, via Sunset Boulevard. This line operates 24 hours per day. • Metro line 175, which serves the areas between Silver Lake and Hollywood, via Hyperion and Fountain Avenues. This line operates from 6:30 AM to 12:00 AM. • Metro line 180, which serves Hollywood, Glendale, and Pasadena, via Los Feliz Boulevard and Colorado Boulevard. This line operates 24 hours per day. • Metro line 181, which serves Hollywood, Glendale, and Pasadena, via Los Feliz Boulevard and Colorado Boulevard. This line operates 24 hours per day. • Metro line 204, which serves the areas between Hollywood and Athens, via Vermont Avenue. This line operates 24 hours per day. • Metro line 206, which serves the areas between Hollywood and Athens, via Normandie Avenue. This line operates from 5:00 AM to 12:45 PM. • Metro line 217, which serves the areas between Vermont & Sunset and the Culver City Transit Center, via Hollywood Boulevard, Fairfax Avenue, and La Cienega Boulevard. This line operates from 10:00 PM to 3:30 AM. • Metro line 302, which serves the areas between Downtown Los Angeles and Pacific Palisades, via Sunset Boulevard. This line operates from 6:30 AM to 8:45 AM, and 4:30 PM to 7:00 PM. • Metro line 754, which serves the areas between Hollywood and Athens, via Vermont Avenue. This line operates from 5:15 AM to 9:30 PM. • Metro line 780, which serves the areas between Washington & Fairfax and Pasadena, via Fairfax Avenue, Hollywood Boulevard, and Colorado Boulevard. This line operates from 6:00 AM to 8:00 PM. <p>The Project area is also served by LADOT DASH Hollywood, Los Feliz, and Observatory bus lines.</p> <p>Furthermore, the Project Site is in an area identified a High Quality Transit Area by SCAG (SCAG 2016-2040 RTP/SCS Exhibit 5.1, High Quality Transit Areas in the SCAG Region for 2040 Plan). As such, the Project is consistent with this criterion.</p>		
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<p>PRC §21155.1(a). The Transit Priority Project complies with all of the following environmental criteria:</p>	Consistent	
	Yes	No
<p>(1) The Transit Priority Project and other projects approved prior to the approval of the Transit Priority Project but not yet built can be adequately served by existing utilities, and the Transit Priority Project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.</p> <p>The Project Site is currently served by existing utilities, including water mains, sewer lines, and public storm drain lines maintained by the Los Angeles Department of Water and Power (LADWP) and the City's Department of Public Works (Bureau of Sanitation). The Project would connect to the existing utility structures, as explained in detail below.</p> <p><u>Water:</u></p> <p>Based on the <u>Wastewater and Water Utility Infrastructure Technical Report</u> prepared by ICF in May 2019 (attached as Appendix C), the water facilities required to serve the Project Site include the large water distribution system operated by the LADWP as well local infrastructure to meet the needs of the Project Site. According to the City of Los Angeles UWMP 2015, the most recent plan available, LADWP has sufficient supply to meet a total water demand of 675,700 acre-feet per year (afy) by the year 2040. LADWP has programs to reduce the demand to 565,600 afy by 2040, a difference of 110,100 afy. As such, LADWP can provide the needed water from its existing system pursuant of the provisions in the City of Los Angeles Urban Water Management Plan (UWMP) 2015. Therefore, LADWP would not require added facilities to meet the demand from the Project.</p> <p>Regarding the local infrastructure, based on the results provided by LADWP within the Service Advisory Request (SAR) dated May 17, 2019 (included as Appendix A to the <u>Wastewater and Water Utility Infrastructure Technical Report</u>, which is attached as Appendix C), the existing 6-inch water main line in Maubert Avenue would have sufficient capacity to serve the Project's 24.49 afy demand. As shown by the SAR and through compliance with LAFD and LADWP requirements, the Project's fire flow impacts to water infrastructure would be less than significant. Therefore, there would be adequate capacity available to accommodate the required fire flows and domestic water demand generated by the Project and the Project would not require the relocation or construction of new or expanded water facilities, and impacts would be less than significant.</p>	<p>X</p>	

<p><u>Wastewater:</u></p> <p>The Project would connect to the existing wastewater system by connection to the existing main line along Maubert Avenue adjacent to the Project Site, which includes an 8-inch vitrified clay pipe (VCP) running west towards Vermont Avenue. According to the <u>Wastewater and Water Utility Infrastructure Technical Report</u>, given the current remaining capacity of the Hyperion Water Reclamation Plan (HWRP), the HWRP would have ample capacity to treat the Project’s wastewater generation of 0.2 million gallons per day (mgd), which would account for less than one percent increase in demand at the HWRP. Further, the results of the Sewer Capacity Availability Request (SCAR) obtained from the City’s Bureau of Sanitation confirm that there is sufficient capacity to service the Project (included as Appendix A to the <u>Wastewater and Water Utility Infrastructure Technical Report</u>, which is attached as Appendix C). Therefore, the Project would not require the relocation or construction of new or expanded wastewater facilities, and impacts would be less than significant.</p> <p><u>Stormwater:</u></p> <p>Construction activities would not increase the amount of runoff and exposed soils may retain some runoff. Implementation of erosion and sediment control Best Management Practices (BMPs) would prevent soil erosion and sedimentation from exposed soils. Project construction activities would be performed in accordance with Los Angeles County Low Impact Development (LID) Standards. Due to the nominal contribution of the Project’s construction to the overall Citywide wastewater flows, the Project would not require the construction of new off-site stormwater drainage facilities or expansion of existing facilities, and impacts would be less than significant.</p> <p>During operation, the Project would be designed to comply with the City’s LID design standards. To facilitate this, the proposed stormwater BMP that is considered is bio-infiltration flow-through planters. The entirety of the building’s roof drains will be diverted to the bio-infiltration flow-through planters and the overflow discharge will be discharged to Maubert Avenue via a curb drain or parkway drain, similar to existing conditions. Post-dedication, the total site area is approximately 0.76 acres in size. Based on an approximate impervious area percentage of 99%, the volume mitigated is 2,450 cubic feet. The proposed stormwater treatment system will be designed to both accommodate the required volume mitigated as well as limit the post-construction discharge to avoid on-site or off-site flooding and to not exceed the capacity of the existing adjacent public street and downstream stormwater facilities. As such, the Project would not require the construction of new off-site stormwater drainage facilities or expansion of existing facilities, and impacts would be less than significant.</p>		
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<p>The Project would pay all applicable in-lieu or development fees pursuant to code requirements and conditions of Project approval. As such, the Project is consistent with this criterion.</p>		
<p>(2) The site of the Transit Priority Project does not contain wetlands or riparian areas and does not have significant value as a wildlife habitat, and the Transit Priority Project does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), and the project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.</p> <p>The Project Site is fully developed and is located in a heavily urbanized area of the Hollywood Community Plan Area of the City of Los Angeles. Review of the National Wetlands Inventory identified no protected wetlands in the vicinity of the Project Site and the Project Site is not located within a riparian area (U.S. Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper, www.fws.gov/wetlands/Data/Mapper.html, accessed May 2019).</p> <p>Further, as the Project Site is fully developed and there are no open spaces with water courses such as streams or lakes on the Project Site, the Project Site does not support any riparian or wetland habitat, as defined by Section 404 of the Clean Water Act. Therefore, the Project would not have a substantial adverse effect on wetlands, riparian habitat, or other sensitive natural communities identified in federal, state, or local plans, policies, and regulations.</p> <p>Additionally, there are no known locally designated natural communities at the Project Site or in the immediate vicinity, nor is the Project Site located immediately adjacent to undeveloped natural open space or a natural water source that may otherwise serve as habitat for state- or federally listed species.</p> <p>According to the <u>Tree Letter</u> prepared by Ground Level Landscape Architecture on April 16, 2019 (attached as Appendix D), there are no protected trees pursuant to LAMC Section 12.21.A.12 located on or adjacent to the Project Site. Any existing ornamental trees that would be removed from the Project Site, or street trees that would be removed, would be replaced according to City replacement requirements, in consultation with the Department of Public Works' Urban Forestry Division. Any existing ornamental trees could contain nests for migratory birds, which are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal</p>	<p>X</p>	

<p>Regulation, Part 10) and Section 3503 of the California Department of Fish and Game (CDFG) Code. The MBTA prohibits the take of all birds and their active nests, including raptors and other migratory nongame birds. The Project is required to adhere to the MBTA and applicable federal and state laws, including the California Fish and Game Code. Therefore, to the extent existing trees are removed during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If any active nests are detected, the area would be flagged with a buffer (ranging between 50 and 300 feet, as determined by the monitoring biologist), and the area would be avoided until the nesting cycle has been completed or the monitoring biologist has determined that the nest has failed. With compliance with this existing regulatory requirement, impacts to nesting and migratory birds would be less than significant.</p> <p>Thus, the Project would not harm any species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code). As such, the Project is consistent with this criterion.</p>		
<p>(3) The site of the Transit Priority Project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.</p> <p>Government Code Section 65962.5, amended in 1992, requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a list of hazardous waste sites and other contaminated sites. While Government Code Section 65962.5 makes reference to the preparation of a list, many changes have occurred related to web-based information access since 1992, and information regarding the Cortese List is now compiled on the websites of different agencies. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action, facilities, as well as existing site cleanup information. The Regional Water Quality Control Board (RWQCB) maintains a similar database (Geotracker). EnviroStor and Geotracker also provide information on investigation, cleanup, permitting, and/or corrective actions that are permitting, planned, being conducted, or have been completed under DTSC's and the RWQCB's respective oversight.</p> <p>A <u>Phase I Environmental Site Assessment</u> (ESA) was prepared by Partner Engineering and Science, Inc., on October 23, 2018 (attached as Appendix E). As part of the <u>Phase I ESA</u>, a records search including information from standard federal, state, county, and city environmental record sources was provided by</p>	<p>X</p>	

<p>Environmental Data Resources, Inc., (EDR). The results of the database review are included in the <u>Phase I ESA</u> (attached as Appendix E, pages 20-21). Based on this review, the Project Site is not listed on these databases.</p> <p>Furthermore, the <u>Phase I ESA</u> did not identify any recognized environmental conditions, historical recognized environmental conditions, or controlled recognized environmental conditions on the Project Site.</p> <p>Accordingly, the Project Site is not located on any list of hazardous waste sites compiled pursuant to Section 65962.5 of the Government Code. As such, the Project meets this criterion.</p>		
<p>(4) The site of the Transit Priority Project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.</p> <p>(a) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.</p> <p>(b) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.</p> <p>As part of the <u>Phase I ESA</u> prepared by Partner Engineering and Science, Inc., on October 23, 2018 (attached as Appendix E), the previous uses of the Project Site and nearby properties were evaluated to identify any historically recognized environmental conditions. As detailed in the <u>Phase I ESA</u>, no historical recognized environmental conditions have been identified for the Project Site or surrounding area.</p> <p><u>Site Reconnaissance</u></p> <p>The Project Site has been occupied by residential tenants since 1920. Surrounding properties have been occupied by numerous commercial and multi-family residents.</p> <p>The <u>Phase I ESA</u> reported no evidence of existing aboveground or underground storage tanks, clarifiers, or sumps on the Project Site during the site reconnaissance. In addition, no evidence of transformers or equipment containing toxic polychlorinated biphenyls (PCBs) or evidence of spills or stains was observed on-site. Furthermore, no strong, pungent, or noxious odors were evident during the</p>	<p>X</p>	

site reconnaissance and no other indications of release of hazardous substances or other conditions of environmental concern were observed (Phase I ESA, attached as Appendix E, pages 26-27).

Methane Zone

The Project Site is not located within a Methane Zone or Methane Buffer Zone identified by the City (City of Los Angeles Department of City Planning, ZIMAS Parcel Profile Report). In addition, there are no oil wells or oil fields on the Project Site or proximate to the Project Site. Further, the Phase I ESA (attached as Appendix E, page 28) determined that based on the Project Site's location in Radon Zone 2, radon is not considered to be a significant environmental concern at the Project Site.

Asbestos Containing Materials/Lead Based Paint

The Project includes the demolition of the existing buildings on the Project Site in order to construct the proposed 8-story residential building. The Phase I ESA concluded that based on the age of the existing buildings, it is likely that asbestos containing materials (ACMs) and/or lead-based paint (LBP) would be present in the demolition debris. In the event that ACMs and/or LBP are discovered during construction, all ACMs and LBP would be removed in accordance with all applicable regulatory requirements. Specifically, in accordance with SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities), prior to demolition activities associated with the Project, the Applicant would conduct a survey of the existing areas where construction would occur to verify the presence or absence of any of these materials and conduct remediation or abatement before any disturbance occurs. Furthermore, the California Division of Occupational Safety and Health (Cal-OSHA) has established limits of exposure to lead contained in dusts and fumes through California Code of Regulations, Title 8, Section 1532.1, which provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead, since demolition workers are at greatest risk of adverse health exposure. Lead-contaminated debris and other wastes must also be managed and disposed of in accordance with applicable provisions of the California Health and Safety Code. Mandatory compliance with these regulatory requirements would reduce any potential risks associated with ACMs and LBP to acceptable levels.

Listed Hazardous Materials Sites

Further, the Project Site is not located on any list of hazardous waste sites compiled pursuant to Section 65962.5 of the Government Code. The adjacent property to the south (at 4661 South Sunset Boulevard) was identified in the EDR database search conducted as part of the Phase I ESA. According to EDR, this

<p>property contained a gasoline station in 1942, although no releases were reported. Based on the inferred direction of groundwater and lack of a documented release, this site is not expected to represent a significant environmental concern. Currently, Children’s Hospital Los Angeles is located at 4661 South Sunset Boulevard. The site is permitted by the Los Angeles Fire Department for an underground storage tank. No releases are reported, and based on the inferred direction of groundwater, this site is not expected to represent a significant environmental concern. Based on these findings, the <u>Phase I ESA</u> concluded that vapor migration is not expected to represent a significant environmental concern at the Project Site (<u>Phase I ESA</u>, attached as Appendix E, page 21).</p> <p>In addition, a gas station located at 1630 N. Vermont Avenue is listed as a leaking underground storage tank case for a gasoline release that has impacted an aquifer used for drinking water. As of June 2017, the status of the case is listed as Open – Verification Monitoring. Semi-annual groundwater monitoring reports have been submitted to the lead agency, the Los Angeles Regional Water Quality Control Board. Based on the direction of groundwater, and continued monitoring with regulatory oversight, this site is not expected to represent a significant environmental concern. Based on these findings, the <u>Phase I ESA</u> concluded that vapor migration is not expected to represent a significant environmental concern at the Project Site (<u>Phase I ESA</u>, attached as Appendix E, page 21).</p> <p>The <u>Phase I ESA</u> did not identify any other recognized environmental conditions, historical recognized environmental conditions, or controlled recognized environmental conditions on the Project Site. As such, the Project meets this criterion.</p>		
<p>(5) The Transit Priority Project does not have a significant effect on historical resources pursuant to Section 21084.1.</p> <p>A <u>Historical Resource Evaluation Report</u> was prepared for the Project Site by GPA Consulting in March 2019 (attached as Appendix F). None of the existing buildings are currently listed under national, state, or local landmark or historic district programs. The existing buildings were not identified in any historic resources surveys of the area, including SurveyLA, the Citywide historic resources survey of Los Angeles. GPA evaluated all buildings on the Project Site as individual potential historic resources subject to CEQA and concluded that none of the buildings or properties appear to eligible for listing in the National Register of Historic Places or California Register of Historical Resources, or for designation as a Los Angeles Historic-Cultural Monument due to a lack of significance, architectural distinction, and in the case of 4645 ½ - 4651 Maubert Avenue, a lack of integrity. Furthermore, the properties do not contribute to a potential historic district. Therefore, the Project would not involve the demolition, relocation, or alteration of any historical resources, and the Project would have no direct impacts on any historical</p>	<p>X</p>	

<p>resources. As such, the Project meets this criterion.</p>		
<p>(6) The Transit Priority Project site is not subject to any of the following:</p> <p>(a) A wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.</p> <p>As described above and recognized in the 2016 RTP/SCS, the Project Site is located in a highly urbanized area and is fully developed with three residential buildings. The Project Site is not located within a City-designated Very High Fire Hazard Severity Zone (City of Los Angeles Department of City Planning, ZIMAS Parcel Profile Report) or designated Fire Buffer Zone or Mountain Fire District in the 1996 City of Los Angeles Safety Element. Therefore, the Project Site is not subject to a wildland fire hazard. As such, the Project meets this criterion.</p> <p>(b) An unusually high risk of fire or explosion from materials stored or used on nearby properties.</p> <p>The <u>Phase I ESA</u> prepared by Partner Engineering and Science, Inc., on October 23, 2018 (attached as Appendix E, pages 20-21) prepared for the Project found that the Project Site is not included in any federal, state, or local environmental list that identifies the use, generation, storage, treatment, or disposal of hazardous materials and chemicals, or release incidents of such materials that may impact the Project Site. The Project Site is not subject to an unusually high risk of fire or explosion from materials stored or used on nearby properties. As such, the Project meets this criterion.</p> <p>(c) Risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.</p> <p>The Project Site is not located on any list of hazardous waste sites compiled pursuant to Section 65962.25 of the Government Code (Cortese List). Further, as discussed above, the Project Site is not located within a Methane Zone or Methane Buffer Zone, identified by the City.</p> <p>There are no oil wells or oil fields on the Project Site or proximate to the Project Site.</p> <p>In addition, the <u>Phase I ESA</u> prepared by Partner Engineering and Science, Inc., on October 23, 2018 (attached as Appendix E, page 28) determined that based on the Project Site's location in Radon Zone 2, radon is not considered to be a significant environmental concern at the Project Site.</p>	<p>X</p>	

<p>The Project includes the demolition of the existing buildings on the Project Site in order to construct the proposed 8-story residential building. The <u>Phase I ESA</u> concluded that based on the age of the existing buildings, it is likely that asbestos containing materials (ACMs) and/or lead-based paint (LBP) would be present in the demolition debris. In the event that ACMs and/or LBP are discovered during construction, all ACMs and LBP would be removed in accordance with all applicable regulatory requirements. Specifically, in accordance with SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities), prior to demolition activities associated with the Project, the Applicant would conduct a survey of the existing areas where construction would occur to verify the presence or absence of any of these materials and conduct remediation or abatement before any disturbance occurs. Furthermore, the California Division of Occupational Safety and Health (Cal-OSHA) has established limits of exposure to lead contained in dusts and fumes through California Code of Regulations, Title 8, Section 1532.1, which provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead, since demolition workers are at greatest risk of adverse health exposure. Lead-contaminated debris and other wastes must also be managed and disposed of in accordance with applicable provisions of the California Health and Safety Code. Mandatory compliance with these regulatory requirements would reduce any potential risks associated with ACMs and LBP to acceptable levels.</p> <p>As discussed above, a gas station located at 1630 N. Vermont Avenue is listed as a leaking underground storage tank case for a gasoline release that has impacted an aquifer used for drinking water. As of June 2017, the status of the case is listed as Open – Verification Monitoring. Semi-annual groundwater monitoring reports have been submitted to the lead agency, the Los Angeles Regional Water Quality Control Board. Based on the direction of groundwater, and continued monitoring with regulatory oversight, this leaking underground storage tank would not result in a public health exposure at a level that would exceed the standards established by a state or federal agency.</p> <p>The <u>Phase I ESA</u> (attached as Appendix E, pages 30-31) did not identify any other recognized environmental conditions, historical recognized environmental conditions, or controlled recognized environmental conditions on the Project Site.</p> <p>In addition, while not legally required under Public Resources Code Section 21155.1, an <u>Air Quality Technical Report</u> and <u>Noise Technical Report</u> were prepared for the Project by DKA Planning in May 2019, and are attached as Appendix I and Appendix J, respectively, for informational purposes only. These reports demonstrate that the Project would not exceed the air quality or noise standards established by any state or federal agency.</p> <p>Therefore, the Project would not result in public health exposure, either to the</p>		
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public or to future tenants of the Project, at a level that would exceed the standards established by any state or federal agency. As such, the Project meets this criterion.

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

As discussed in the Geotechnical Report prepared by GeoPentech on February 26, 2019 (attached as Appendix G), according to the Safety Element of the General Plan and the California Geological Survey (CGS) Seismic Hazard Zones Map of the Hollywood and Los Angeles Quadrangle, the Project Site is not located within an area of required liquefaction investigation. Based on information obtained from borings drilled for preparation of the Geotechnical Report, and the Project Site's location outside of a zone of required investigation for liquefaction hazard, the potential for liquefaction to occur at the Project Site is considered low.

According to the Earthquake Fault Zone Map, the Project Site is not within the Alquist-Priolo Earthquake Fault Zone. Further, according to the Geotechnical Report (attached as Appendix G), the closest Alquist-Priolo Zones are along the Hollywood Fault, approximately 1.0 km to the north. No known active faults cross or project toward the Project Site, nor is the Project Site located in a currently established Alquist-Priolo Special Studies Zone of Required Fault Investigation.

As with any new project development, building design and construction are required to conform to the current seismic design provisions of the City's Building Code, which incorporates relevant provisions of the 2016 California Building Code (CBC). The 2016 CBC, as amended by the City's Building Code, incorporates the latest seismic design standards for structural loads and materials to provide for the latest in earthquake safety. Conformance with the 2016 CBC requirements would reduce the potential for structures on the Project Site to sustain damage during an earthquake event, and would ensure that the Project would not expose people or structures to substantial adverse effects associated with seismic ground shaking to any greater extent than other properties in the Southern California region.

As such, the Project would not result in seismic risk as a result of being within a delineated earthquake fault zone or a seismic hazard zone. As such, the Project meets this criterion.

(e) Landslide hazard, flood plain, flood way, or restriction zone, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

<p>The Project Site and surrounding area are fully developed and generally characterized by flat topography. The Project Site is not located in a landslide area as mapped by the City of Los Angeles. Further, according to the <u>Geotechnical Report</u> (attached as Appendix G, pages 4-5), the Project Site is not located in a designated earthquake-induced landslide hazard zone as mapped by the CGS. Therefore, the <u>Geotechnical Report</u> concluded that the potential for landslide is considered negligible.</p> <p>The Project Site is not located within a designated 100-year flood plain area or flood way boundary as mapped by the Federal Emergency Management Agency (FEMA) or by the City (Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number X, September 26, 2008; City of Los Angeles, Los Angeles General Plan Safety Element, November 1996, Exhibit F, 100-Year & 500-Year Flood Plain, p. 57). Therefore, the Project would not result in landslide hazard, flood plain, flood way, or restriction zone. As such, the Project meets this criterion.</p>		
<p>(7) The Transit Priority Project site is not located on developed open space.</p> <p>(A) For the purposes of this paragraph, “developed open space” means land that meets all of the following criteria:</p> <p>(i) Is publicly owned, or financed in whole or in part by public funds.</p> <p>(ii) Is generally open to, and available for use by, the public.</p> <p>(iii) Is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ballfields, enclosed child play areas, and picnic facilities.</p> <p>The Project Site is privately owned, has not been designated for acquisition by a public agency for use as open space, and is located in a highly urbanized area that includes a mixture of commercial, institutional, and residential uses. The Project Site is currently developed with three residential buildings, contains no active or passive recreational facilities, and has not been used by the public for recreational purposes. Therefore, the Project is not located on developed open space. As such, the Project meets this criterion.</p>	<p>X</p>	
<p>(8) The buildings in the Transit Priority Project are 15 percent more energy efficient than required by Chapter 6 of Title 24 of the California Code of Regulations and the buildings and landscaping are designed to achieve 25 percent less water usage than the average household use in the region.</p> <p>Based on the <u>Energy and Water Efficiency Compliance Report</u> prepared by US-Eco Logic, dated June 7, 2019 (attached as Appendix H), the Project would be</p>	<p>X</p>	

<p>designed to be 15 percent more energy efficient than the standards contained in Title 24 of the California Code of Regulations (2016) and would be designed to achieve at least 79 percent less water than the average household in the region.</p> <p>The Project would achieve its energy and water efficiency through the implementation of multiple measures, which are detailed in the <u>Energy and Water Efficiency Compliance Report</u> (attached as Appendix H).</p> <p>According to the <u>Energy and Water Efficiency Compliance Report</u> (attached as Appendix H), the average household water use in the region is 391.5 gallons per day. The Project would use approximately 12,785 gallons of water per day, or approximately 83.57 gallons of water per household, per day. Therefore, the Project would use approximately 79 percent less water than the average household in the region.</p> <p>The energy efficiency calculations contained in the <u>Energy and Water Efficiency Compliance Report</u> (attached as Appendix H) are based on the “performance method,” which uses energy modeling software approved by the California Energy Commission to demonstrate that a project meets the required level of energy performance by analyzing energy trade-offs. Table 2 of the <u>Energy and Water Efficiency Compliance Report</u> (attached as Appendix H) provides detailed information of what is estimated for the Project design as compared to the baseline design values (contained in Title 24 (2016)). The Energy Use Intensity (EUI) was then calculated for the Project as designed, and was compared to the Title 24 baseline model. The results show that the Project has a targeted savings of at least 15 percent over the Title 24 baseline (see Table 3 of the <u>Energy and Water Efficiency Compliance Report</u>).</p> <p>Therefore, the Project is designed to be 15 percent more energy-efficient than required by Chapter 6 of Title 24 of the California Code of Regulations, and is designed to achieve 79 percent less water usage than the average household in the region. As such, the Project meets this criterion.</p>		
<p>PRC § 21155.1(b). The Transit Priority Project meets all of the following land use criteria:</p>	<p>Consistent</p>	
<p>(1) The site of the Transit Priority Project is not more than eight acres in total area.</p> <p>The Project Site is approximately 0.76 acres (approximately 32,277 square feet). Therefore, the Project Site is less than eight acres. As such, the Project meets his criterion.</p>	<p>Yes</p>	<p>No</p>
	<p>X</p>	

<p>(2) The Transit Priority Project does not contain more than 200 residential units.</p> <p>The Project proposes 153 residential units. Therefore, the Project will not include more than 200 residential units. As such, the Project meets this criterion.</p>	X	
<p>(3) The Transit Priority Project does not result in any net loss in the number of affordable housing units within the project area.</p> <p>The Project Site is currently developed with 14 multi-family residential units in three separate buildings. However, none of the existing residential units are designated as affordable housing units.</p> <p>As part of the Project, 11 percent of the Project units (17 units) would be reserved for Extremely Low Income households. Thus, the Project would increase the number of affordable housing units at the Project Site and within the Project vicinity. As such, the Project meets this criterion.</p>	X	
<p>(4) The Transit Priority Project does not include any single level building that exceeds 75,000 square feet.</p> <p>The Project would construct an eight-story building with approximately 143,785 square feet of residential development. Therefore, the Project does not include any single level building that exceeds 75,000 square feet. As such, the Project meets this criterion.</p>	X	
<p>(5) Any applicable mitigation measures or performance standards or criteria set forth in the prior environmental impact reports, and adopted in findings, have been or will be incorporated into the Transit Priority Project.</p> <p>The City has identified two prior environmental impact reports (EIRs) with mitigation measures that apply to the Project Site: (1) SCAG 2016-2040 RTP/SCS Final Program EIR (2016); and (2) Hollywood Community Plan Revision Final EIR (1988).</p> <p>A Negative Declaration was prepared for the Vermont/Western Station Neighborhood Area Plan (SNAP) in 2000. Therefore, there are no applicable mitigation measures from the Negative Declaration prepared for the SNAP that can be incorporated into the Project.</p> <p>The 2016 SCAG RTP/SCS Mitigation Monitoring and Reporting Program (SCAG MMRP) does not include project level mitigation measures that would be required of the Project. The SCAG MMRP provides a list of mitigation measures that SCAG determined a lead agency can and should consider, as applicable and feasible, where the agency has identified that a project has the potential for significant</p>	X	

<p>effects.¹</p> <p>Appendix A-3 contains a full discussion of the Project’s consistency with SCAG’s MMRP and with the mitigation measures contained in the Hollywood Community Plan Revision Final EIR. As such, the Project meets this criterion.</p>		
<p>(6) The Transit Priority Project is determined not to conflict with nearby operating industrial uses.</p> <p>The nearest site zoned for industrial uses is located at the southwest corner of Sunset Drive and Hoover Street, approximately 0.3 miles from the Project. The site is zoned “M1-1,” which is a limited industrial zone and allows for light manufacturing uses by the City (City of Los Angeles Department of City Planning, ZIMAS, http://zimas.lacity.org/). However, this site is currently developed with buildings that house the “Scientology Media Productions” headquarters, and the buildings cover parcels in both the M1-1 and [Q]C2-1 zones. In addition, this site is surrounded completely by sites zoned for commercial and multi-family residential uses. Therefore, due to distance from the Project as well as the buffering provided by existing development located between the Project and the nearest industrial zoned site, the Project would not conflict with nearby operating industrial uses. As such, the Project meets this criterion.</p>	X	
<p>(7) The Transit Priority Project is located within one-half mile of a rail transit station or a ferry terminal included in a regional transportation plan or within one-quarter mile of a high quality transit corridor included in a regional transportation plan.</p> <p>All parcels within the Project Site are located approximately 400 feet (0.08 miles) north of the Vermont/Sunset Metro Red Line Station, making it within one-half mile of a rail transit station. Further, the Project Site is in an area identified a High Quality Transit Area by SCAG (SCAG 2016-2040 RTP/SCS Exhibit 5.1, High Quality Transit Areas in the SCAG Region for 2040 Plan). As such, the Project meets this criterion.</p>	X	
<p>PRC 21155.1(c). The Transit Priority Project meets at least one of the following threecriteria:</p>	Consistent	
	Yes	No
<p>(1) The Transit Priority Project meets both of the following:</p> <p>(a) At least 20 percent of the housing will be sold to families of moderate</p>	X	

¹ SCAG, 2016-2040 RTP/SCS PEIR, Exhibit B Mitigation Monitoring and Reporting Program, available at: http://scagrtpscscs.net/Documents/2016/peir/final/2016fPEIR_ExhibitB_MMRP.pdf, 2016.

<p>income, or not less than 10 percent of the housing will be rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income.</p> <p>(b) The Transit Priority Project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low-, and moderate-income households at monthly housing costs with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing. Rental units shall be affordable for at least 55 years. Ownership units shall be subject to resale restrictions or equity sharing requirements for at least 30 years.</p> <p>Of the 153 proposed residential units, 11 percent (17 units) shall be reserved for Extremely Low Income households for at least 55 years. Therefore, not less than five percent of the housing shall be rented to Extremely Low Income Households. The Project operator will enter into a housing regulatory agreement memorializing these requirements and making them binding on any successors or assigns for the regulatory period. The Project meets this criterion</p>		
<p>(2) The Transit Priority Project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to paragraph (1).</p> <p>The Project meets part (1) of this criterion, above. Therefore, the Project meets the requirements of PRC 21155.1(c).</p>		
<p>(3) The Transit Priority Project provides public open space equal to or greater than five acres per 1,000 residents of the project.</p> <p>The Project meets part (1) of this criterion, above. Therefore, the Project meets the requirements of PRC 21155.1(c).</p>		

Appendix A-1
Existing Land Use Maps



Note: The forecasted land use development patterns by LDCs shown are based on Transportation Analysis Zone (TAZ) level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts are not to be adopted as part of the 2016 RTP/SCS. For purposes of qualifying for future funding opportunities and/or other incentive programs, sub-jurisdictional data and/or maps used to determine consistency with the Sustainable Communities Strategy shall only be used at the discretion and with the approval of the local jurisdiction. However, this does not otherwise limit the use of the sub-jurisdictional data and/or maps by SCAG, CTCs, Councils of Governments, SCAG Subregions, Caltrans and other public agencies for transportation modeling and planning purposes. Any other use of the sub-jurisdictional data and/or maps not specified herein, shall require agreement from the Regional Council, respective policy committees and local jurisdictions.

Urban
Compact
Standard

California Protected Areas Database (CPAD)

HQTA (2012)



Forecasted Regional Development Types by Land Development Categories (2012) - Los Angeles City Subregion



Note: The forecasted land use development patterns by LDCs shown are based on Transportation Analysis Zone (TAZ) level data utilized to conduct required modeling analyses. Data at the TAZ level or at a geography smaller than the jurisdictional level are advisory only and non-binding, because SCAG sub-jurisdictional forecasts are not to be adopted as part of the 2016 RTP/SCS. For purposes of qualifying for future funding opportunities and/or other incentive programs, sub-jurisdictional data and/or maps used to determine consistency with the Sustainable Communities Strategy shall only be used at the discretion and with the approval of the local jurisdiction. However, this does not otherwise limit the use of the sub-jurisdictional data and/or maps by SCAG, CTCs, Councils of Governments, SCAG Subregions, Caltrans and other public agencies for transportation modeling and planning purposes. Any other use of the sub-jurisdictional data and/or maps not specified herein, shall require agreement from the Regional Council, respective policy committees and local jurisdictions.

Urban Compact Standard

California Protected Areas Database (CPAD)

HQTA (2040)

Forecasted Regional Development Types by Land Development Categories (2040) - Los Angeles City Subregion

City Residential



Land Use Mix

Residential	65%
Employment	4%
Mixed Use	11%
Open Space/Civic	20%

Residential Mix

SF Large Lot	0%
SF Small Lot	0%
Townhome	3%
MultiFamily	97%

Built Environment

Intersections per mi ²	200
Average Floors	7
Floors Range	5 – 40
Total Net FAR	2.9

Employment Mix

Office	40%
Retail	60%
Industrial	0%

Gross Density Range (per acre)

Household	35-75
Employee	0-17

Average Density (per acre)

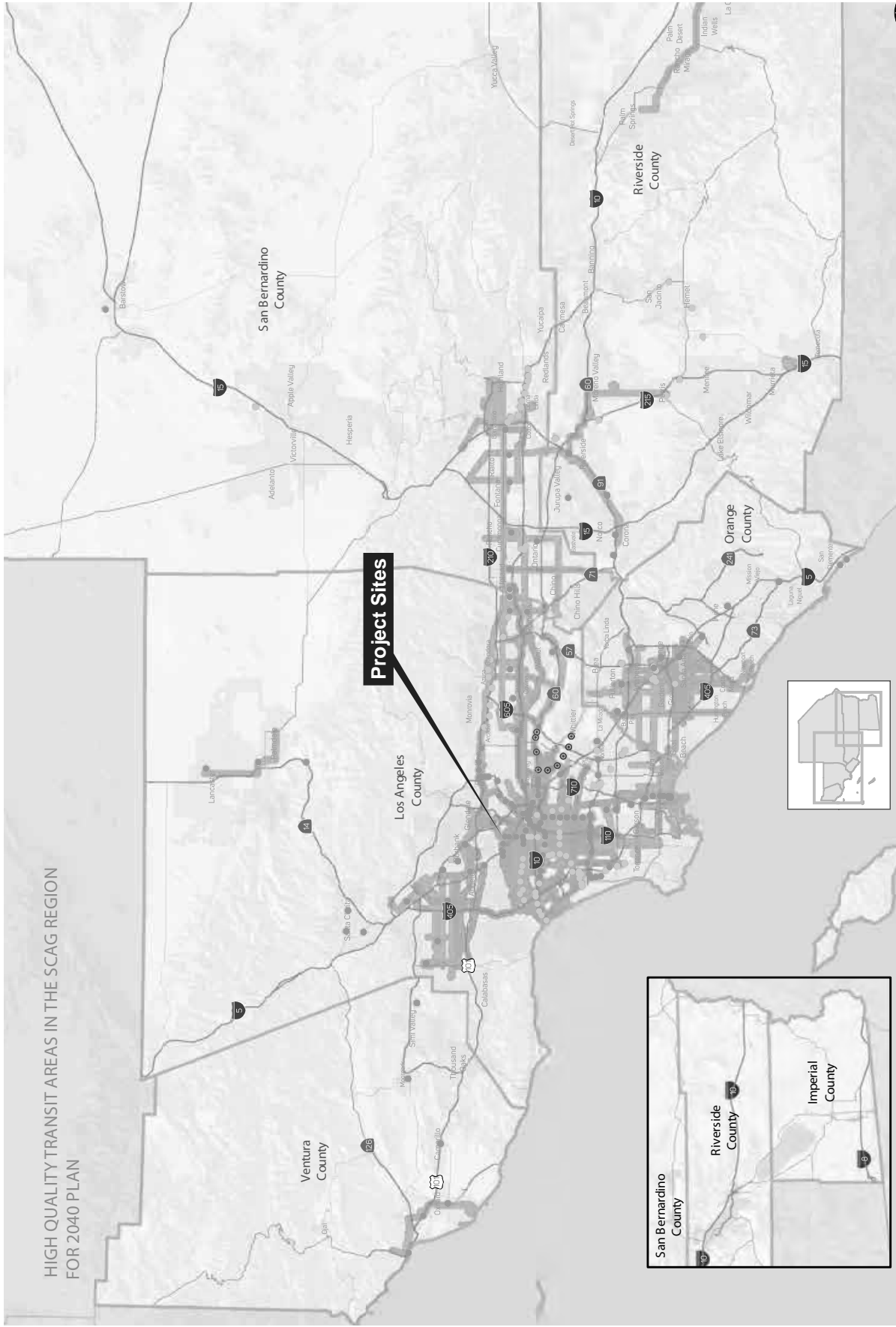
Household	58
Employee	14

Description

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

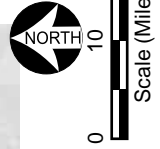
Urban Footprint Place Type

HIGH QUALITY TRANSIT AREAS IN THE SCAG REGION FOR 2040 PLAN



High Quality Transit Areas (including rail stations and qualifying bus corridors, see glossary for definition)

- 2012 Base Year
- 2040 Plan (Note: 2040 Plan Rail Station Alternatives shown as ○)



High Quality Transit Areas

General Plan Land Use - Los Angeles



To aid in forecasting land supply and demand for the SCAG region and to be used as a planning tool. To provide GIS users with countywide general plan parcel coverage (version 2.0).

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

<https://www.arcgis.com/home/webmap/print.html>



0.5mi



Appendix A-2

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

APPENDIX A-2

PROJECT CONSISTENCY WITH SCAG'S 2016-2040 RTP/SCS

The following table demonstrates the Project's consistency with the applicable goals and policies contained in SCAG's 2016-2040 RTP/SCS.

**Table A2-1
Consistency with SCAG's 2016-2040 RTP/SCS**

Goals and Policies	Consistency Assessment
2016-2040 RTP/SCS Goal 1 Align the plan investments and policies with improving regional economic development and competitiveness.	Not Applicable. This Goal is directed towards SCAG and the City of Los Angeles (City) and not does apply to the Project.
2016-2040 RTP/SCS Goal 2 Maximize mobility and accessibility for all people and goods in the region.	Consistent. The Project Site is located in a highly urbanized area in the City. The Project would develop 153 residential dwelling units (including 11 percent restricted affordable units for Extremely Low Income Households) within an HQTAs, as defined by SCAG, and a transit priority area as defined by SB 743. The Project Site is served by numerous existing bus lines, including DASH Hollywood, DASH Los Feliz, DASH Observatory, and Metro lines 2, 175, 180, 181, 204, 206, 217, 302, 754, and 780. Also, the Project Site is located approximately 400 feet north of the Vermont/Sunset Metro Red Line Station.
2016-2040 RTP/SCS Goal 3 Ensure travel safety and reliability for all people and goods in the region.	Consistent. The Project would provide 77 bike parking stalls. Also, the Project would include street lighting and lighting of all pedestrian pathways adjacent to the Project Site to allow for safe travel. Furthermore, the Project would be subject to the site plan review requirements of the City and would be required to coordinate with the Department of Building and Safety and the Los Angeles Fire Department to ensure that all access roads, driveways and parking areas would not create a design hazard to local roadways.
2016-2040 RTP/SCS Goal 4 Preserve and ensure a sustainable regional transportation system.	Not Applicable. This Goal is directed towards SCAG transportation projects and does not apply to the Project.
2016-2040 RTP/SCS Goal 5 Maximize the productivity of our transportation system.	Consistent. The Project includes 153 residential dwelling units (including 11 percent restricted affordable units for Extremely Low Income Households). Given the Project Site's location close to transit, the Project would encourage the utilization of transit as a mode of transportation to and from the Project area. Thus, the Project would contribute to the productivity and use of the regional

**Table A2-1
Consistency with SCAG's 2016-2040 RTP/SCS**

Goals and Policies	Consistency Assessment
	<p>transportation system by providing housing near transit. Moreover, as discussed in the Project's Transportation Impact Study (located in Appendix B), the Project would not create a significant impact at any of the study intersections.</p>
<p>2016-2040 RTP/SCS Goal 6 Protect the environment and health of our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking).</p>	<p>Consistent. The Project's location and design features would encourage active transportation within the Project Site and surrounding area, which would help to protect the environment and health of residents. The Project would provide landscaping along the public rights-of-way and ground-floor uses, which promotes and supports pedestrian activity in the area. The Project would also provide 77 bike parking stalls, which would support bicycling as a means of transportation. In addition, the Project Site is located in close proximity to a variety of public transit options, including multiple bus lines and the Sunset/Vermont Metro Red Line Station. Finally, the Project would provide outdoor open space in accordance with Code requirements.</p>
<p>2016-2040 RTP/SCS Goal 7 Actively encourage and create incentives for energy efficiency, where possible.</p>	<p>Not Applicable. This Goal is directed towards SCAG and the City to create incentives for energy efficiency.</p>
<p>2016-2040 RTP/SCS Goal 8 Encourage land use and growth patterns that facilitate transit and active transportation.</p>	<p>Consistent. The Project Site is located in a highly urbanized area in the City within a HQTAs and a Transit Priority Area (TPA). The Project would develop 153 residential dwelling units (including 11 percent restricted affordable units for Extremely Low Income Households) within an HQTAs, as defined by SCAG, and a transit priority area as defined by SB 743. The Project Site is served by numerous existing bus lines, including DASH Hollywood, DASH Los Feliz, DASH Observatory, and Metro lines 2, 175, 180, 181, 204, 206, 217, 302, 754, and 780. Also, the Project Site is located approximately 400 feet north of the Vermont/Sunset Metro Red Line Station. Moreover, the location of the Project Site promotes the use of a variety of transportation options and access, which includes walking and the use of public transportation.</p>
<p>2016-2040 RTP/SCS Goal 9 Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other</p>	<p>Not Applicable. This Goal is directed towards SCAG to ensure the safety and security of the regional transportation system. No further discussion is required.</p>

**Table A2-1
Consistency with SCAG's 2016-2040 RTP/SCS**

Goals and Policies	Consistency Assessment
security agencies.	
2016-2040 RTP/SCS Guiding Policy 1 Transportation investments shall be based on SCAG's adopted regional Performance Indicators.	Not Applicable. This policy is directed towards SCAG in allocating transportation investments.
2016-2040 RTP/SCS Guiding Policy 2 Ensuring safety, adequate maintenance and efficiency of operations on the existing multimodal transportation system should be the highest RTP/SCS priorities for any incremental funding in the region.	Not Applicable. This policy is directed towards SCAG in allocating transportation system funding.
2016-2040 RTP/SCS Guiding Policy 3 RTP/SCS land use and growth strategies in the RTP/SCS will respect local input and advance smart growth initiatives.	Not Applicable. This Goal is directed towards SCAG and the City and not does apply to the Project.
2016-2040 RTP/SCS Guiding Policy 4 Transportation demand management (TDM) and active transportation will be focus areas, subject to Policy 1.	Not Applicable. This policy is directed towards transportation investment by SCAG.
2016-2040 RTP/SCS Guiding Policy 5 HOV gap closures that significantly increase transit and rideshare usage will be supported and encouraged, subject to Policy 1.	Not Applicable. This policy is directed towards transportation investment by SCAG to support high occupancy vehicles (HOV), transit and rideshare.
2016-2040 RTP/SCS Guiding Policy 6 The RTP/SCS will support investments and strategies to reduce non-recurrent congestion and demand for single occupancy vehicle use, by leveraging advanced technologies.	Not Applicable. This Guiding Policy relates to SCAG goals in supporting investments and strategies to reduce congestion and the use of single occupancy vehicles.
2016-2040 RTP/SCS Guiding Policy 7 The RTP/SCS will encourage transportation investments that result in cleaner air, a better environment, a more efficient transportation system and sustainable outcomes in the long run.	Not Applicable. This policy is directed towards SCAG transportation projects to encourage and support transportation investments.
2016-2040 RTP/SCS Guiding Policy 8 Monitoring progress on all aspects of the Plan, including the timely implementation of projects, programs, and strategies, will be an important and integral component of the Plan.	Not Applicable. This policy is directed towards SCAG and governmental agencies to encourage and support transportation investments, and does not apply to the Project.
2016-2040 RTP/SCS Land Use Policy 1 Identify regional strategic areas for infill and investment.	Not Applicable. This policy is directed towards SCAG to identify regional strategic areas.

**Table A2-1
Consistency with SCAG's 2016-2040 RTP/SCS**

Goals and Policies	Consistency Assessment
<p>2016-2040 RTP/SCS Land Use Policy 2 Structure the plan on a three-tiered system of centers development.¹</p>	<p>Not Applicable. This Land Use Policy is directed towards SCAG and not does apply to the Project.</p>
<p>2016-2040 RTP/SCS Land Use Policy 3 Develop "Complete Communities."</p>	<p>Consistent. SCAG describes the development of "complete communities" to provide areas that encourage households to be developed with a range of mobility options to complete short trips. The 2016-2040 RTP/SCS supports the creation of these districts through a concentration of activities with housing, employment, and a mix of retail and services, located in proximity to each other, where most daily needs can be met within a short distance of home, providing residents with the opportunity to patronize their local area and run daily errands by walking or cycling rather than traveling by automobile.</p> <p>As stated above, the Project would place residential uses in a transit-rich area. The Project Site's location near mass transit and in proximity to services, retail stores, and employment opportunities promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. Thus, the Project would be consistent with this land use policy to reduce vehicles-per-miles traveled.</p>
<p>2016-2040 RTP/SCS Land Use Policy 4 Develop nodes on a corridor.</p>	<p>Not Applicable. The 2016-2040 RTP/SCS describes nodes as mixed-use development centers at key locations that meet most of residents' daily needs and that support livable corridors. This policy is directed towards SCAG and City goals to identify and develop locations that promote nodes.</p>
<p>2016-2040 RTP/SCS Land Use Policy 5 Plan for additional housing and jobs near transit.</p>	<p>Consistent. The Project Site is located in a highly urbanized area in the City. The Project would develop 153 residential dwelling units (including 11 percent restricted affordable units for Extremely Low Income Households) within an HQTAs, as defined by SCAG, and a transit priority area as defined by SB 743. The Project Site is in proximity to existing bus lines, including DASH Hollywood, DASH Los Feliz, DASH Observatory, and Metro lines 2, 175, 180,</p>

**Table A2-1
Consistency with SCAG's 2016-2040 RTP/SCS**

Goals and Policies	Consistency Assessment
	181, 204, 206, 217, 302, 754, and 780. Also, the Project Site is located approximately 400 feet north of the Vermont/Sunset Metro Red Line Station.
2016-2040 RTP/SCS Land Use Policy 6 Plan for changing demand in types of housing.	Consistent. Of the 153 residential dwelling units that would be developed, 11 percent (17 units) would be restricted affordable units for Extremely Low Income Households.
2016-2040 RTP/SCS Land Use Policy 7 Continue to protect stable, existing single-family areas.	Consistent. The Project Site is currently developed with three buildings containing 14 multi-family residential units. The Project Site is not located on or near, and would not displace, any existing single-family residential neighborhoods. The Project would provide additional housing (including units restricted for Extremely Low Income Households) on an infill lot within the City.
2016-2040 RTP/SCS Land Use Policy 8 Ensure adequate access to open space and preservation of habitat.	Consistent. The Project Site is located within an urbanized area of the City. Development of the Project would not remove any existing open space areas or habitat, since the Project Site is fully developed. The Project would provide open space in accordance with Code requirements.
2016-2040 RTP/SCS Land Use Policy 9 Incorporate local input and feedback on future growth.	Not Applicable/Consistent. This Land Use Policy is directed towards SCAG and does not necessarily apply to the Project.
2016-2040 RTP/SCS Benefit 1: The RTP/SCS will promote the development of better places to live and work through measures that encourage more compact development in certain areas of the region, varied housing options, bicycle and pedestrian improvements, and efficient transportation infrastructure.	Consistent. The Project Site is located in a highly urbanized area in the City. The Project would develop 153 residential dwelling units (including 11 percent restricted affordable units for Extremely Low Income Households) within an HQTAs, as defined by SCAG, and a transit priority area as defined by SB 743. The Project Site is served by numerous existing bus lines, including DASH Hollywood, DASH Los Feliz, DASH Observatory, and Metro lines 2, 175, 180, 181, 204, 206, 217, 302, 754, and 780. Also, the Project Site is located approximately 400 feet north of the Vermont/Sunset Metro Red Line Station. Additionally, the Project includes 77 bike parking stalls.
2016 RTP/SCS Benefit 2: The RTP/SCS will encourage strategic transportation investments that add appropriate capacity and improve critical road conditions in the region, increase transit capacity and expand mobility options. Meanwhile, the Plan outlines strategies for developing land in coming decades that will	Not Applicable. Benefit 2 is directed towards SCAG and does not apply to the Project.

**Table A2-1
Consistency with SCAG's 2016-2040 RTP/SCS**

Goals and Policies	Consistency Assessment
<p>place destinations closer together, thereby decreasing the time and cost of traveling between them.</p>	
<p>2016 RTP/SCS Benefit 3: The RTP/SCS is expected to result in less energy and water consumption across the region, as well as lower transportation costs for households.</p>	<p>Consistent. As discussed in the <u>Energy and Water Efficiency Compliance Report</u> (included as Appendix H), the Project would be designed to be 15 more energy efficient than the Title 24 standards and would be designed to achieve approximately 79 percent less water usage than the average household in the region. (Refer to the <u>Energy and Water Efficiency Compliance Report</u> contained in Appendix H for a complete list of energy and water efficiency measures that would be incorporated into the Project.) Additionally, the Project includes 77 bike parking stalls. The Project's incorporation of bicycle- and pedestrian-friendly elements and location near various bus lines and the Vermont/Sunset Metro Red Line Station would provide future residents with various affordable transportation options.</p>
<p>2016 RTP/SCS Benefit 4: Improved placemaking and strategic transportation investments will help improve air quality; improve health as people have more opportunities to bicycle, walk and pursue other active alternatives to driving; and better protect natural lands as new growth is concentrated in existing urban and suburban areas.</p>	<p>Consistent. The Project's location and design features would encourage active transportation within the Project Site and surrounding area, which would help to protect the health of residents. The Project would provide landscaping along the public rights-of-way and ground-floor uses, which promotes and supports pedestrian activity in the area. The Project would also provide 77 bike parking stalls, which would support bicycling as a means of transportation. In addition, the Project Site is located in close proximity to a variety of public transit options, including multiple bus lines and the Sunset/Vermont Metro Red Line Station. Finally, the Project would provide outdoor open space in accordance with Code requirements.</p>
<p><i>Source: Southern California Association of Governments, 2016-2040 RTP/SCS, April 2016.</i></p>	

Appendix A-3

Mitigation Measures from Prior EIRs

APPENDIX A-3

MITIGATION MEASURES FROM PRIOR EIRS

Incorporation of Applicable Mitigation Measures from Prior EIRs

Public Resources Code (PRC) Section 21151.2 requires that a Transit Priority Project (TPP) also incorporate all feasible mitigation measures, performance standards, or criteria from prior applicable EIRs. Prior applicable EIRs include SCAG's 2016-2040 RTP/SCS Program EIR and the Hollywood Community Plan Revision Final EIR (1998).

The Mitigation Monitoring and Reporting Program for the 2016-2040 RTP/SCS Program EIR (SCAG MMRP) does not include project-level mitigation measures that are required of the Project. The SCAG MMRP does provide a list of mitigation measures that SCAG determined a lead agency can and should consider, as applicable and feasible, where the lead agency has identified that a project has the potential for significant effects.

To comply with PRC Section 21151.2, the City has reviewed all mitigation measures contained in the SCAG MMRP (shown on Table A3-1) and the Hollywood Community Plan Revision Final EIR (shown on Table A3-2) and determined their applicability to the Project. For each such mitigation measure, the City considered whether to use the mitigation measure from the prior EIR or an equally effective City mitigation measure or federal, state, regional, or City regulation. The City's applicability determination is found on Table A3-1 and Table A3-2.

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Aesthetics (AES) Scenic Vista</p>	<p>MM-AES-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of visual intrusions on scenic vistas, or National Scenic Byways that are in the jurisdiction and responsibility of Caltrans, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with regulations for Caltrans scenic vistas and goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Use a palette of colors, textures, building materials that are graffiti-resistant, and/or plant materials that complement the surrounding landscape and development. • Use contour grading to better match surrounding terrain. Contour edges of major cut-and-fill to provide a more natural looking finished profile. • Use alternating facades to “break up” large facades and provide visual interest. • Design new corridor landscaping to respect existing natural and man-made features and to complement the dominant landscaping of the surrounding areas. • Replace and renew landscaping along corridors with road widenings, interchange projects, and related improvements. 	<p>No mitigation applies. PRC Section 21099, enacted by Senate Bill 743, provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.”</p> <p>Consistent with SB 743, City of Los Angeles Zoning Information File ZI No. 2452 indicates that visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact shall not be considered a significant impact for infill projects within Transit Priority Areas (TPAs) pursuant to CEQA.</p> <p>The Project is a residential project consisting of the development of 153 residential units within a TPA. As such, the Project's aesthetic impacts shall not be considered significant impacts on the environment pursuant to PRC Section 21099.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Visual Character/Quality</i></p>	<ul style="list-style-type: none"> • Retain or replace trees bordering highways, so that clear-cutting is not evident. • Provide new corridor landscaping that respects and provides appropriate transition to existing natural and man-made features and is complementary to the dominant landscaping or native habitats of surrounding areas. • Implement design guidelines, local policies, and programs aimed at protecting views of scenic corridors and avoiding visual intrusions in design of projects to minimize contrasts in scale and massing between the project and surrounding natural forms and developments. <p>Avoid, if possible, large cuts and fills when the visual environment (natural or urban) would be substantially disrupted. Site or design of projects should minimize their intrusion into important viewsheds and use contour grading to better match surrounding terrain.</p> <p>MM-AES-3: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of degrading the existing public viewpoints, visual character, or quality of the site that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Minimize contrasts in scale and massing 	<p>No mitigation applies. PRC Section 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment."</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>between the projects and surrounding natural forms and development, minimize their intrusion into important viewsheds, and use contour grading to better match surrounding terrain in accordance with county and city hillside ordinances, where applicable.</p> <ul style="list-style-type: none"> • Design landscaping along highway corridors to add significant natural elements and visual interest to soften the hard-edged, linear transportation corridors. • Require development of design guidelines for projects that make elements of proposed buildings/facilities visually compatible, or minimize visibility of changes in visual quality or character through use of hardscape and softscape solutions. Specific measures to be addressed include setback buffers, landscaping, color, texture, signage, and lighting criteria. • Design projects consistent with design guidelines of applicable general plans. • Apply development standards and guidelines to maintain compatibility with surrounding natural areas, including site coverage, building height and massing, building materials and color, landscaping, site grading, and so forth in accordance with general plans and adopted design guidelines, where applicable. • Require that sites are kept in a blight/nuisance-free condition. Remove blight or nuisances that compromise visual character or visual quality of project areas including graffiti abatement, trash removal, landscape management, maintenance of signage and billboards in good condition, and replace compromised native vegetation and landscape. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Light/Glare/Shade</i></p>	<p>MM-AES-4: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or minimizing the effects of light and glare on routes of travel for motorists, cyclists, and pedestrians, or on adjacent properties, and limit expanded areas of shade and shadow to areas that would not adversely affect open space or outdoor recreation areas that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. • Restrict the operation of outdoor lighting for construction and operation activities in accordance with local regulations. • Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting. • Use unidirectional lighting to avoid light trespass onto adjacent properties. • Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses. • Provide structural and/or vegetative screening from light-sensitive uses. 	<p>No mitigation applies. PRC Section 21099, enacted by Senate Bill 743, provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.”</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Agriculture and Forestry (AF) Conversion of Farmland to Non-Ag Use, Conversion of Forest Land</p>	<ul style="list-style-type: none"> Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses. Use non-reflective glass or glass treated with a non-reflective coating for all exterior windows and glass used on building surfaces. Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties. 	<p>No mitigation applies. No farmland or agricultural activity exists on or in the vicinity of the Project Site and no impacts related to this issue would occur.</p>
	<p>MM-AF-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses that are within the jurisdiction and responsibility of the Natural Resources Conservation Service, the California Resources Agency, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the Farmland Protection Act and implementing regulations, and the goals and policies established within the applicable adopted county and city general plans to protect agricultural resources consistent with the Farmland Mapping and Monitoring Program of the California Resources Agency. Such measures may include the following, or other comparable measures identified by the Lead Agency taking into account project and site-specific considerations as applicable and feasible:</p> <ul style="list-style-type: none"> For projects that require approval or funding by 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>the USDOT, comply with Section 4(f) U.S. Department of Transportation Act of 1966 (USDOT Act).</p> <ul style="list-style-type: none"> • Project relocation or corridor realignment to avoid Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance. • Maintain and expand agricultural land protections such as urban growth boundaries. <p>Support the acquisition or voluntary dedication of agriculture conservation easements and other programs that preserve agricultural lands, including the creation of farmland mitigation banks. Local governments would be responsible for encouraging the development of agriculture conservation easements or farmland mitigation banks, purchasing conservation agreements or farmland for mitigation, and ensuring that the terms of the conservation easement agreements are upheld. The California Department of Fish and Wildlife provides a definition for conservation or mitigation banks on their website (please see https://www.wildlife.ca.gov/Conservation/Planning/Banking)</p> <p>“A conservation or mitigation bank is privately or publicly owned land managed for its natural resource values. In exchange for permanently protecting, managing, and monitoring the land, the bank sponsor is allowed to sell or transfer habitat credits to permittees who need to satisfy legal requirements and compensate for the environmental impacts of developmental projects.</p> <p>A privately owned conservation or mitigation bank is a free-market enterprise that:</p>	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> • Offers landowners economic incentives to protect natural resources; • Saves permittees time and money by providing them with the certainty of pre-approved compensation lands; • Consolidates small, fragmented wetland mitigation projects into large contiguous sites that have much higher wildlife habitat values; • Provides for long-term protection and management of habitat. <p>A publicly owned conservation or mitigation bank:</p> <ul style="list-style-type: none"> • Offers the sponsoring public agency advance mitigation for large projects or multiple years of operations and maintenance.” <p>In 2013, the University of California published an article entitled “Reforms could boost conservation banking by landowners” that speaks specifically to the use of agricultural lands for in conjunction with conservation banking programs.</p> <ul style="list-style-type: none"> • Provide for mitigation fees to support a mitigation bank that invests in farmer education, agricultural infrastructure, water supply, marketing, etc., that enhance the commercial viability of retained agricultural lands. • Include underpasses and overpasses at reasonable intervals to maintain property access. • Use berms, buffer zones, setbacks, and fencing to reduce conflicts between new development and farming uses and protect the 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Zoning for Ag Use, Williamson Act Contract</p>	<p>functions of farmland.</p> <ul style="list-style-type: none"> Ensure individual projects are consistent with federal, state, and local policies that preserve agricultural lands and support the economic viability of agricultural activities, as well as policies that provide compensation for property owners if preservation is not feasible. Contact the California Department of Conservation and each county's Agricultural Commissioner's office to identify the location of prime farmlands and lands that support crops considered valuable to the local or regional economy and evaluate potential impacts to such lands using the land evaluation and site assessment (LESA) analysis method (CEQA Guidelines §21095), as appropriate. Use conservation easements or the payment of in-lieu fees to offset impacts. <p>MM-AF-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from conflict with existing zoning for agricultural use or a Williamson Act contract that are within the jurisdiction and responsibility of the California Department of Conservation, other public agencies, and Lead Agencies. Where the Lead Agency has identified that a project has potential for significant effects, the Lead Agency can and should consider mitigation measures to mitigate the significant effects of agriculture and forestry resources to ensure compliance with the goals and policies established within the applicable adopted county and city general plans to protect agricultural resources consistent with the California Land Conservation Act of 1965, the Farmland Security</p>	<p>No mitigation applies. The Project Site is not zoned for agricultural production, there is no farmland at the Project Site, and there are no Williamson Act Contracts in effect for the Project Site (or for any sites within the City), and no impacts related to this issue would occur.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>Zone Act, and county and city zoning codes, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking into account project and site-specific considerations as applicable and feasible:</p> <ul style="list-style-type: none"> • Project relocation or corridor realignment to avoid lands in Williamson Act contracts. • Establish conservation easements consistent with the recommendations of the Department of Conservation, or 20-year Farmland Security Zone contracts (Government Code Section 51296 et seq.), 10-year Williamson Act contracts (Government Code Section 51200 et seq.), or use of other conservation tools available from the California Department of Conservation Division of Land Resource Protection. • Prior to final approval of each project, encourage enrollments of agricultural lands for counties that have Williamson Act programs, where applicable. 	
<p>Air Quality (AIR) <i>Potential to Violate AQ Standard</i></p>	<p>MIM-AIR-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures that are within the jurisdiction and authority of the CARB, air quality management districts, and other regulatory agencies. Where the Lead Agency has identified that a project has the potential to violate an air quality standard or contribute substantially to an existing air quality violation, the Lead Agency can and should consider the measures that have been identified by CARB and air district(s) and other agencies as set forth below, or other comparable measures, to facilitate consistency</p>	<p>No mitigation applies because the City has determined that the existing regulatory measures listed below would apply to the Project and are equal to or more effective than SCAG RTP/SCS Program EIR MM-AIR-2. In addition, while not legally required, an Air Quality Technical Report has been prepared, for informational purposes only (attached as Appendix I). As discussed in this report, the Project's impacts with respect to air quality would be less than significant and no mitigation measures are required.</p> <p>The Project would comply with the following Regulatory Compliance Measures:</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>with plans for attainment of the NAAQS and CAAQS, as applicable and feasible.</p> <p>CARB, South Coast AQMD, Antelope Valley AQMD, Imperial County APCD, Mojave Desert AQMD, Ventura County APCD, and Caltrans have identified project-level feasible measures to reduce construction emissions:</p> <ul style="list-style-type: none"> • Minimize land disturbance. • Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. • Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes. • Cover trucks when hauling dirt. • Stabilize the surface of dirt piles if not removed immediately. • Limit vehicular paths on unpaved surfaces and stabilize any temporary roads. • Minimize unnecessary vehicular and machinery activities. • Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities. • On Caltrans projects, Caltrans Standard Specifications 10-Dust Control, 17-Watering, and 18-Dust Palliative shall be incorporated into project specifications. • Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 	<p>RCM-AQ-1: The Project shall comply with SCAQMD Rule 401, which governs visible emissions.</p> <p>RCM-AQ-2: The Project shall comply with SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety or any such persons to the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.</p> <p>RCM-AQ-3: The Project shall comply with SCAQMD Rule 403, which includes the following provisions:</p> <ul style="list-style-type: none"> ○ All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent. ○ The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. ○ All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. ○ All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet.</p> <ul style="list-style-type: none"> • Ensure that all construction equipment is properly tuned and maintained. • Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway. • Project sponsors should ensure to the extent possible that construction activities utilize grid-based electricity and/or onsite renewable electricity generation rather than diesel and/or gasoline powered generators. • Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. • As appropriate, require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with 	<ul style="list-style-type: none"> ○ All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. ○ General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. ○ Trucks having no current hauling activity shall not idle but be turned off. <p>RCM-AQ-4: The Project shall comply with South Coast Air Quality Management District Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities, which specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).</p> <p>In addition, the Project would include a Construction Traffic Management Plan, provided below as PDF-TRA-1.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site.</p> <ul style="list-style-type: none"> • Implement EPA's National Clean Diesel Program. • Diesel- or gasoline-powered equipment shall be replaced by lowest emitting feasible for each piece of equipment from among these options: electric equipment whenever feasible, gasoline-powered equipment if electric infeasible. • On-site electricity shall be used in all construction areas that are demonstrated to be served by electricity. • If cranes are required for construction, they shall be rated at 200 hp or greater equipped with Tier 4 or equivalent engines. • Use alternative diesel fuels, such as Clean Fuels Technology (water emulsified diesel fuel) or O2 diesel ethanol-diesel fuel (O2 Diesel) in existing engines • Convert part of the construction truck fleet to natural gas. • Include "clean construction equipment fleet", defined as a fleet mix cleaner than the state average, in all construction contracts • Fuel all off-road and portable diesel powered equipment with ARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road) • Use electric fleet or alternative fueled vehicles where feasible including methanol, propane, and compressed natural gas • Use diesel construction equipment meeting ARB's Tier 4 certified engines or cleaner 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>offroad heavy-duty diesel engines and comply with State off-road regulation</p> <ul style="list-style-type: none"> • Use on-road, heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road diesel engines, and comply with the State on-road regulation • Use idle reduction technology, defined as a device that is installed on the vehicle that automatically reduces main engine idling and/or is designed to provide services, e.g., heat, air conditioning, and/or electricity to the vehicle or equipment that would otherwise require the operation of the main drive engine while the vehicle or equipment is temporarily parked or is stationary • Minimize idling time either by shutting off equipment when not in use or limit idling time to 3 minutes Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the 3 minute idling limit. The construction contractor shall maintain a written idling policy and distribute it to all employees and subcontractors. The on-site construction manager shall enforce this limit. • Prohibit diesel idling within 1,000 feet of sensitive receptors. • Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors. • The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. • The engine size of construction equipment shall be the minimum practical size. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Expose Sensitive Receptors to Pollutants</p>	<ul style="list-style-type: none"> • Catalytic converters shall be installed on gasoline-powered equipment. • Signs shall be posted in designated queuing areas and job sites to remind drivers and operators of the idling limit. • Construction worker trips shall be minimized by providing options for carpooling and by providing for lunch onsite. • Use new or rebuilt equipment. • Maintain all construction equipment in proper working order, according to manufacturer's specifications. The equipment must be checked by an ASE-certified mechanic and determined to be running in proper condition before it is operated. • Use low rolling resistance tires on long haul class 8 tractor-trailers. • Suspend all construction activities that generate air pollutant emissions during air alerts. • Install a CARB-verified, Level 3 emission control device, e.g., diesel particulate filters, on all diesel engines. 	
	<p>MM-AIR-4: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures that are within the jurisdiction and authority of the air quality management district(s) where proposed 2016 RTP/SCS transportation projects would be located. Where the Lead Agency has identified that a project has the potential to expose sensitive receptors to substantial pollutant concentrations and harm public health outcomes substantially, the Lead Agency can and should consider the measures that have been identified by CARB and</p>	<p>No mitigation applies. The Project does not involve a 2016-2040 RTP/SCS transportation project. As a residential development, the Project cannot establish new regulatory standards or requirements, such as setting new engine standards or making improvements and enhancements to California's Smog Check Program.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>air district(s), or other comparable measures, to reduce cancer risk pursuant to the Air Toxics "Hot Spots" Act of 1987 (AB2588), as applicable and feasible. Such measures include those adopted by CARB designed to reduce substantial pollutant concentrations, specifically diesel, from mobile sources and equipment. CARB's strategy includes the following elements:</p> <ul style="list-style-type: none"> • Set technology forcing new engine standards. • Reduce emissions from the in-use fleet. • Require clean fuels, and reduce petroleum dependency. • Work with US EPA to reduce emissions from federal and state sources. • Pursue long-term advanced technology measures <p>Proposed new transportation-related SIP measures include:</p> <p>On-Road Sources</p> <ul style="list-style-type: none"> • Improvements and Enhancements to California's Smog Check Program • Expanded Passenger Vehicle Retirement • Modifications to Reformulated Gasoline Program • Cleaner In-Use Heavy-Duty Trucks • Ship Auxiliary Engine Cold Ironing and Other Clean Technology Cleaner Ship Main Engines and Fuel • Port Truck Modernization • Accelerated Introduction of Cleaner Line-Haul Locomotives 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Biological Resources (BIO) Adverse Effect on Candidate, Sensitive, or Special Status Species, Adverse Effect on Riparian Habitat or Other Sensitive Natural Community, Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Bio Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan</p>	<ul style="list-style-type: none"> • Clean Up Existing Commercial Harbor Craft • Limited idling of diesel-powered trucks • Consolidated truck trips and improve traffic flow • Late model engines, Low emission diesel products, engine retrofit technology • Alternative fuels for on-road vehicles <p>Off-Road Sources</p> <ul style="list-style-type: none"> • Cleaner Construction and Other Equipment • Cleaner In-Use Off-Road Equipment • Agricultural Equipment Fleet Modernization • New Emission Standards for Recreational Boats • Off-Road Recreational Vehicle Expanded Emission Standards 	
	<p>MM-BIO-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on threatened and endangered species and other special status species that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NMFS), California Department of Fish and Wildlife (CDFW), other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Sections 7, 9, and 10(a) of the federal Endangered Species Act; the California Endangered Species Act; the Native Plant Protection Act; the State Fish</p>	<p>No mitigation applies. The Project is located in a developed, urban area and would be replacing existing land uses. The Project would not be developed on open space. Development of the Project would not result in adverse effects to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, or the California Native Plant Society. It would also not result in any adverse effects to any occupied habitat, potentially suitable habitat, or designated critical habitat. Therefore, this mitigation measure does not apply.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>and Game Code; and the Desert Native Plant Act; and related applicable implementing regulations, as applicable and feasible. Additional compliance should adhere to applicable implementing regulations from the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and/or the California Department of Fish and Wildlife. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible. • Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act to support issuance of an Incidental take permit. A wide variety of conservation strategies have been successfully used in the SCAG region to protect the survival and recovery in the wild of federally and state-listed endangered species including the bald eagle: <ul style="list-style-type: none"> ○ Avoidance strategies ○ Contribution of in-lieu fees ○ Use of mitigation bank credits ○ Funding of research and recovery efforts ○ Habitat restoration ○ Conservation easements ○ Permanent dedication of habitat 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Adverse Effect on Riparian Habitat or Other Sensitive Natural Community, Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or Ordinances</i></p>	<ul style="list-style-type: none"> o Other comparable measures • Design projects to avoid desert native plants, salvage and relocate desert native plants, and/or pay in lieu fees to support off-site long-term conservation strategies. • Develop and implement a Worker Awareness Program (environmental education) to inform project workers of their responsibilities in regards to avoiding and minimizing impacts on sensitive biological resources. • Appoint an Environmental Inspector to monitor implementation of mitigation measures. • Schedule construction activities to avoid sensitive times for biological resources (e.g., steelhead spawning periods during the winter and spring, nesting bird season) and to avoid the rainy season when erosion and sediment transport is increased. • Conduct pre-construction monitoring to delineate occupied sensitive species' habitat to facilitate avoidance. • Where projects are determined to be within suitable habitat of listed or sensitive species that have specific field survey protocols or guidelines outlined by the USFWS, CDFW, or other local agency, conduct preconstruction surveys that follow applicable protocols and guidelines and are conducted by qualified and/or certified personnel. 	<p>No mitigation applies. The Project is located in a developed, urban area and would be replacing existing multi-family residential land uses. The Project would not be developed on existing open space. Therefore, development of the Project would not result in adverse effects to any riparian habitat or other sensitive habitat or support any species identified or designated as a</p>
	<p>MM-BIO-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on state-designated sensitive habitats, including riparian habitats, that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service, the</p>	<p>The Project is located in a developed, urban area and would be replacing existing multi-family residential land uses. The Project would not be developed on existing open space. Therefore, development of the Project would not result in adverse effects to any riparian habitat or other sensitive habitat or support any species identified or designated as a</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Protecting Bio Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan</i></p>	<p>National Marine Fisheries Service, the California Department of Fish and Wildlife; and other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 1600 of the State Fish and Game Code, USFS Land Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino, implementing regulations for the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Wildlife; and other related federal, state, and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Consult with the USFWS and NMFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act. • Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six- 	<p>candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, these mitigation measures do not apply.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>county area: Angeles, Cleveland, Los Padres, and San Bernardino.</p> <ul style="list-style-type: none"> Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California Endangered Species Act, or Fully-Protected Species afforded protection pursuant to the State Fish and Game Code. Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to lakes and streambeds. Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the Migratory Bird Treaty Act during the breeding season. Consult with the CDFW for state-designated sensitive or riparian habitats where fur-bearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for fur-bearing mammals, are actively using the areas in conjunction with breeding activities. Utilize applicable and CDFW approved plant community classification resources during delineation of sensitive communities and invasive plants including, but not limited to, the <i>Manual of California Vegetation</i>, the California Invasive Plant Inventory Database, and the Orange County California Native Plant Society (OCCNPS) Emergent Invasive Plant Management Program, where appropriate. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Bio Resources, Conflict with Habitat</i></p>	<ul style="list-style-type: none"> Encourage project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible. Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats. Install fencing and/or mark sensitive habitat to be avoided during construction activities. Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial plants for use in restoring native vegetation to all areas of temporary disturbance within the project area. Revegetate with appropriate native vegetation following the completion of construction activities. Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species). Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport. 	<p>No mitigation applies. The Project Site is not located on protected wetlands or water features that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers or any other public agencies and/or Lead Agencies.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan</i></p>	<p>public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 404 of the Clean Water Act and regulations of the U.S. Army Corps of Engineers (USACOE), and other applicable federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Require project design to avoid federally protected wetlands consistent with the provisions of Section 404 of the Clean Water Act, wherever practicable and feasible. • Where the Lead Agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters not protected under Section 404 of the Clean Water Act, seek comparable coverage for these wetlands and waters in consultation with the USACOE and applicable Regional Water Quality Control Boards (RWQCB). Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federally protected wetlands to support issuance of a permit under Section 404 of the Clean Water Act as administered by the USACOE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACOE's Final Compensatory Mitigation Rule. The USACOE reviews projects to ensure 	

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Bio Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation</i></p>	<p>environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration's performance standard of "no net loss of wetlands" a USACOE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the Project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making, and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory mitigation:</p> <ul style="list-style-type: none"> o Permittee-responsible mitigation o Contribution of in-lieu fees o Use of mitigation bank credits <p>• Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis to determine whether wetlands will be affected and, if necessary, perform a formal wetland delineation.</p>	
<p><i>Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Bio Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation</i></p>	<p>MM-BIO-4: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on migratory fish or wildlife species or within established native resident and/or migratory wildlife corridors, and native wildlife nursery sites that are in the jurisdiction and responsibility of U.S. Fish</p>	<p>The Project already substantially conforms to this mitigation measure. The Project is located in a developed, urban area and would be replacing existing multi-family residential uses. The Project would not be developed on existing open space. In addition, the Project would comply with RCM-BIO-1: RCM-BIO-1: The Project would be required to comply</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Plan</i></p>	<p>and Wildlife Service and the California Department of Fish and Wildlife, U.S. Forest Service, public agencies and/or Lead Agencies, as applicable and feasible. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with regulations of the USFWS, USFS, CDFW, and related regulations, goals and policies of counties and cities, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where impacts to birds afforded protection pursuant to the Migratory Bird Treaty Act during the breeding season may occur. • Consult with the USFS where impacts to migratory wildlife corridors may occur in an area afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino. • Consult with counties, cities, and other local organizations when impacts may occur to open space areas that have been designated as important for wildlife movement. • Prohibit construction activities within 500 feet of occupied breeding areas for wildlife afforded protection pursuant to Title 14 § 460 of the California Code of Regulations protecting fur-bearing mammals, during the breeding season. • Prohibit clearing of vegetation and construction 	<p>with the Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulations, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code, which regulates vegetation removal during the nesting season (February 15 to August 15) to ensure that significant impacts to migratory birds would not occur. To the extent that existing trees are removed during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If any active nests are detected, the area would be flagged with a buffer (ranging between 50 and 300 feet, as determined by the monitoring biologist), and the area would be avoided until the nesting cycle has been completed or the monitoring biologist has determined that the nest has failed.</p> <p>Compliance with these existing regulations would ensure that any potential impacts would be less than significant.</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>within the peak avian breeding season (February 1st through September 1st), where feasible.</p> <ul style="list-style-type: none"> • Conduct weekly surveys to identify active raptor and other migratory nongame bird nests by a qualified biologist with experience in conducting breeding bird surveys within three days prior to the work in the area from February 1 through August 31. • Prohibit construction activities with 300 feet (500 feet for raptors) of occupied nests of birds afforded protection pursuant to the Migratory Bird Treaty Act, during the breeding season. Delineate the non-disturbance buffer by temporary fencing and keep the buffer in place until construction is complete or the nest is no longer active. No construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions or expansions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors. • Ensure that suitable nesting sites for migratory nongame native bird species protected under the Migratory Bird Treaty Act and/or trees with unoccupied raptor nests should only be removed prior to February 1, or following the nesting season. • Conduct site-specific analyses of opportunities to preserve or improve habitat linkages with areas on- and off-site. Analyze habitat linkages/wildlife movement corridors on a broader and cumulative impact analysis scale 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>to avoid adverse impacts from linear projects that have potential for impacts on a broader scale or critical narrow choke points that could reduce function of recognized movement corridors on a larger scale. Require review of construction drawings and habitat connectivity mapping provided by the CDFW or CNDDDB by a qualified biologist to determine the risk of habitat fragmentation.</p> <ul style="list-style-type: none"> • Pursue mitigation banking to preserve habitat linkages and corridors (opportunities to purchase, maintain, and/or restore offsite habitat). • Demonstrate that Projects would not adversely affect movement of any native resident or migratory fish or wildlife species, wildlife movement corridors, or wildlife nursery sites through the incorporation of avoidance strategies into project design, wherever practicable and feasible. • Evaluate the potential for overpasses, underpasses, and culverts in cases where a roadway or other transportation project may interrupt the flow of species through their habitat. Provide wildlife crossings in accordance with proven standards, such as FHWA's Critter Crossings or Ventura County Mitigation Guidelines and in consultation with wildlife corridor authorities with sufficient knowledge of both regional and local wildlife corridors, and at locations useful and appropriate for the species of concern. • Install wildlife fencing where appropriate to minimize the probability of wildlife injury due to direct interaction between wildlife and roads or construction. 	

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> • Establish native vegetation and facilitate the enhancement and maintenance of biological diversity within existing habitat pockets in urban environments that provide connectivity to large-scale habitat areas. • Where avoidance is determined to be infeasible, design sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) and in accordance with the respective counties and cities general plans to establish plans to mitigate for the loss of fish and wildlife movement corridors and/or wildlife nursery sites. The consideration of conservation measures may include the following measures, in addition to the measures outlined in MM-BIO-1(b), where applicable: <ul style="list-style-type: none"> ○ Wildlife movement buffer zones ○ Corridor realignment ○ Appropriately spaced breaks in center barriers ○ Stream rerouting ○ Culverts ○ Creation of artificial movement corridors such as freeway under- or overpasses ○ Other comparable measures • Where the Lead Agency has identified that a RTP/SCS project, or other regionally significant project, has the potential to impact other open space or nursery site areas, seek comparable coverage for these areas in consultation with the USFWS, CDFW, NMFS, or other local jurisdictions. • Project sponsors should emphasize that urban 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Conflict with Local Policies or Ordinances Protecting Bio Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan</i></p>	<p>habitats and the plant and wildlife species they support are indeed valuable, despite the fact they are located in urbanized (previously disturbed) areas. Established habitat connectivity and wildlife corridors in these urban ecosystems will likely be impacted with further urbanization, as proposed in the Project. Appropriate mitigation measures should be proposed, developed, and implemented in these sensitive urban microhabitats to support or enhance the rich diversity of urban plant and wildlife species.</p> <ul style="list-style-type: none"> Establish native vegetation within habitat pockets or the "wildling of urbanized habitats" that facilitate the enhancement and maintenance of biological diversity in these areas. These habitat pockets, as the hopscootch across an urban environment, provide connectivity to large-scale habitat areas. 	<p>The Project already substantially conforms to this mitigation measure. The Project is located in a developed, urban area and would be replacing existing multi-family residential uses. The Project would not be developed on existing open space. The Project Site does not contain any protected trees. In addition, the Project would comply with RCM-BIO-2, provided below. Thus, development of the Project would not conflict with any local policies or ordinances protecting biological resources and these mitigation measures do not apply.</p> <p>RCM-BIO-2: The Project would comply with the City of Los Angeles Ordinance No. 177,404 (the City's Protected Tree Ordinance).</p>
	<p>MM-BIO-5: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts related to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to comply with county, city and local policies or ordinances, protecting biological resources, such as tree preservation policies or ordinances, as applicable and feasible. Such measures may include the following, or other comparable</p>	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Consult with the appropriate local agency responsible for the administration of the policy or ordinance protecting biological resources. • Prioritize retention of trees on-site consistent with local regulations. Provide adequate protection during the construction period for any trees that are to remain standing, as recommended by a certified arborist. • If specific project area trees are designated as "Protected Trees," "Landmark Trees," or "Heritage Trees," obtain approval for encroachment or removals through the appropriate entity, and develop appropriate mitigation measures at that time, to ensure that the trees are replaced. Mitigation trees shall be locally collected native species. • Before the start of any clearing, excavation, construction or other work on the site, securely fence off every protected tree deemed to be potentially endangered by said site work. Keep such fences in place for duration of all such work. Clearly mark all trees to be removed. Establish a scheme for the removal and disposal of logs, brush, earth and other debris that will avoid injury to any protected tree. • Where proposed development or other site work could encroach upon the protected perimeter of any protected tree, incorporate special measures to allow the roots to breathe and obtain water and nutrients. Minimize any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter. Require that no change in existing ground level occur from the base of any protected tree at any time. Require that no 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>burning or use of equipment with an open flame occur near or within the protected perimeter of any protected tree.</p> <ul style="list-style-type: none"> • Require that no storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees occur from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. Require that no heavy construction equipment or construction materials be operated or stored within a distance from the base of any protected trees. Require that wires, ropes, or other devices not be attached to any protected tree, except as needed for support of the tree. Require that no sign, other than a tag showing the botanical classification, be attached to any protected tree. • Thoroughly spray the leaves of protected trees with water periodically during construction to prevent buildup of dust and other pollution that would inhibit leaf transpiration. • If any damage to a protected tree should occur during or as a result of work on the site, the appropriate local agency will be immediately notified of such damage. If, such tree cannot be preserved in a healthy state, require replacement of any tree removed with another tree or trees on the same site deemed adequate by the local agency to compensate for the loss of the tree that is removed. • Remove all debris created as a result of any tree removal work from the property within two weeks of debris creation, and such debris shall be properly disposed of in accordance with all applicable laws, ordinances, and regulations. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan</i></p>	<ul style="list-style-type: none"> • Design projects to avoid conflicts with local policies and ordinances protecting biological resources. • Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the applicable policy or ordinance shall be developed, such as to support issuance of a tree removal permit. The consideration of conservation measures may include: <ul style="list-style-type: none"> ○ Avoidance strategies ○ Contribution of in-lieu fees ○ Planting of replacement trees at a minimum ratio of 2:1 ○ Re-landscaping areas with native vegetation post-construction ○ Other comparable measures <p>MM-BIO-6: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on HCP and NCCPs that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act; and implementing regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Consult with the appropriate federal, state, and/or local agency responsible for the 	<p>No mitigation applies. The Project Site is not subject to any provisions of any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Furthermore, the Project Site is not within or adjacent to an existing Significant Ecological Area. Therefore, these mitigation measures do not apply.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Cultural Resources (CUL) <i>Potential to Destroy Unique Paleo Resources or Unique Geological Features</i></p>	<p>administration of HCPs, NCCPs or other conservation programs.</p> <ul style="list-style-type: none"> Wherever practicable and feasible, the project shall be designed to avoid through project design lands preserved under the conditions of an HCP, NCCP, or other conservation program. Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the HCP and/or NCCP or other conservation program, which would include but not be limited to applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act, shall be developed to support issuance of an Incidental take permit or any other permissions required for development within the HCP/NCCP boundaries. The consideration of additional conservation measures would include the measures outlined in MM-BIO-1(b), where applicable. 	
	<p>MM-CUL-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on unique paleontological resources or sites and unique geologic features that are within the jurisdiction and responsibility of National Park Service, Office of Historic Preservation, and Native American Heritage Commission, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency</p>	<p>PRC Section 21155.1 does not address paleontological resources, and therefore, under PRC Section 21155.1, transit priority projects are not required to evaluate effects to paleontological resources. However, the Project conforms to this mitigation measure, as the Project would be required to comply with existing regulations related to the discovery of unknown paleontological resources, should they be encountered during ground disturbing activities as outlined in SCAG MM-CUL-1.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>can and should consider mitigation measures consistent with Section 15064.5 of the State CEQA Guidelines capable of avoiding or reducing significant impacts on unique paleontological resources or sites or unique geologic features. Ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans, and other federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Obtain review by a qualified geologist or paleontologist to determine if the project has the potential to require excavation or blasting of parent material with a moderate to high potential to contain unique paleontological or resources, or to require the substantial alteration of a unique geologic feature. • Avoid exposure or displacement of parent material with a moderate to high potential to yield unique paleontological resources. • Where avoidance of parent material with a moderate to high potential to yield unique paleontological resources is not feasible: <ul style="list-style-type: none"> ○ All on-site construction personnel receive Worker Education and Awareness Program (WEAP) training to understand the regulatory framework that provides for protection of paleontological resources and become familiar with diagnostic characteristics of 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>the materials with the potential to be encountered.</p> <ul style="list-style-type: none"> ○ Prepare a Paleontological Resource Management Plan (PRMP) to guide the salvage, documentation and repository of representative samples of unique paleontological resources encountered during construction. If unique paleontological resources are encountered during excavation or blasting, use a qualified paleontologist to oversee the implementation of the PRMP. ○ Monitor blasting and earth-moving activities in parent material, with a moderate to high potential to yield unique paleontological resources using a qualified paleontologist or archeologists cross-trained in paleontology to determine if unique paleontological resources are encountered during such activities, consistent with the specified or comparable protocols. ○ Identify where excavation and earthmoving activity is proposed in a geologic unit having a moderate or high potential for containing fossils and specify the need for a paleontological or archeological (cross-trained in paleontology) to be present during earth-moving activities or blasting in these areas. ● Avoid routes and project designs that would permanently alter unique features with 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Substantial Adverse Change in Significance of a Historical Resource, Substantial Adverse Change in the Significance of an Archaeological Resource</i></p>	<p>archaeological and/or paleontological significance.</p> <ul style="list-style-type: none"> Salvage and document adversely affected resources sufficient to support ongoing scientific research and education. <p>MM-CUL-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of on historical resources within the jurisdiction and responsibility of the Office of Historical Preservation, Native American Heritage Commission, other public agencies, and/or Local Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Section 15064.5 of the State CEQA Guidelines capable of avoiding or reducing significant impacts on historical resources, to ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans and other federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> Pursuant to CEQA Guidelines Section 15064.5, conduct a record search at the appropriate Information Center to determine whether the project area has been previously surveyed and whether historic resources were identified. Obtain a qualified architectural historian to 	<p>No mitigation applies. A <u>Historical Resource Evaluation Report</u> was prepared for the Project Site (attached as Appendix F), which satisfies the requirements set forth in MM-CUL-2. The historic report included an evaluation of all buildings on the Project Site as individual potential historic resources subject to CEQA and concluded that none of the buildings or properties appear to be eligible for listing in the National Register of Historic Places or California Register of Historical Resources, or for designation as a Los Angeles Historic-Cultural Monument. Therefore, the Project would not involve the demolition, relocation, or alteration of any historical resources, and the Project would have no direct impacts on any historical resources, and no mitigation measures would be required.</p> <p>Regarding archaeological resources, the Project would be required to comply with RCM-CUL-1:</p> <p>RCM-CUL-1: Regarding archaeological resources, the Project shall comply with the requirements of California Public Resources Code Section 21083.2. In the event archaeological resources are exposed during Project construction, work within 50 feet of the find shall stop until a professional archaeologist, meeting the standards of the Secretary of the Interior, can identify and evaluate the significance of the discovery and develop recommendations for treatment in conformance with California Public Resources Code Section 21083.2. However, construction activities could continue in other areas of the Project Site.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>conduct historic architectural surveys as recommended by the Information Center. In the event the records indicate that no previous survey has been conducted, the Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for historical resources within 1,000 feet of the project.</p> <ul style="list-style-type: none"> • Comply with Section 106 of the National Historic Preservation Act including, but not limited to, projects for which federal funding or approval is required for the individual project. This law requires federal agencies to evaluate the impact of their actions on resources included in or eligible for listing in the National Register. Federal agencies must coordinate with the State Historic Preservation Officer in evaluating impacts and developing mitigation. These mitigation measures may include, but are not limited to the following: <ul style="list-style-type: none"> ○ Employ design measures to avoid historical resources and undertake adaptive reuse where appropriate and feasible. If resources are to be preserved, as feasible, carry out the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction in a manner consistent with the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. If resources would be impacted, impacts should be minimized to the extent feasible. ○ Where feasible, noise buffers/walls 	<p>Compliance with these requirements would ensure that impacts to archaeological resources are less than significant.</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>and/or visual buffers/landscaping should be constructed to preserve the contextual setting of significant built resources.</p> <ul style="list-style-type: none"> • Secure a qualified environmental agency and/or architectural historian, or other such qualified person to document any significant historical resource(s), by way of historic narrative, photographs, and architectural drawings, as mitigation for the effects of demolition of a resource. • Consult with the Native American Heritage Commission to determine whether known sacred sites are in the project area, and identify the Native American(s) to contact to obtain information about the project site. • Prior to construction activities, obtain a qualified archaeologist to conduct a record search at the appropriate Information Center of the California Archaeological Inventory to determine whether the project area has been previously surveyed and whether resources were identified. • Prior to construction activities, obtain a qualified archaeologist or architectural historian (depending on applicability) to conduct archaeological and/or historic architectural surveys as recommended by the Information Center. In the event the records indicate that no previous survey has been conducted, the Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. • If a record search indicates that the project is located in an area rich with cultural materials, 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Disturb Human Remains</i></p>	<p>retain a qualified archaeologist to monitor any subsurface operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property.</p> <ul style="list-style-type: none"> Conduct construction activities and excavation to avoid cultural resources (if identified). If avoidance is not feasible, further work may be needed to determine the importance of a resource. Retain a qualified archaeologist familiar with the local archaeology, and/or as appropriate, an architectural historian who should make recommendations regarding the work necessary to determine importance. If the cultural resource is determined to be important under state or federal guidelines, impacts on the cultural resource will need to be mitigated. Stop construction activities and excavation in the area where cultural resources are found until a qualified archaeologist can determine the importance of these resources. <p>MM-CUL-4: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects to human remains that are within the jurisdiction and responsibility of the Native American Heritage Commission, other public agencies, and/or Local Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency should consider mitigation measures capable of avoiding or reducing significant impacts on human remains, to ensure compliance with the California Health and Safety Code, Section 7060 and Section 18950-18961 and Native American Heritage Commission, as applicable and feasible. Such measures may</p>	<p>The Project already substantially conforms to this mitigation measure. The City has determined that the existing regulatory requirements listed below (formally provided as RCM-CUL-2) regarding discovery of human remains would apply to the Project and are equal to or more effective than the SCAG RTP/SCS Program EIR MM-CUL-4.</p> <p>Regarding human remains, the Project would be required to comply with RCM-CUL-2:</p> <p>RCM-CUL-2: In accordance with the State's Health and Safety Code Section 7050.5, in the event of discovery or recognition of any human remains at the Project Site, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • In the event of discovery or recognition of any human remains during construction or excavation activities associated with the project, in any location other than a dedicated cemetery, cease further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required. • If any discovered remains are of Native American origin: <ul style="list-style-type: none"> ○ Contact the County Coroner to contact the Native American Heritage Commission to ascertain the proper descendants from the deceased individual. The coroner should make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. This may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. ○ If the Native American Heritage Commission is unable to identify a descendant, or the descendant failed to make a recommendation 	<p>remains shall occur until the Los Angeles County Coroner has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.</p> <p>The Project would also be subject to the City's standard condition of approval regarding the inadvertent discovery of tribal cultural resources.</p> <p>Through compliance with this regulation (RCM-CUI-2) and the City's standard condition of approval regarding the inadvertent discovery of tribal cultural resources, potential Project impacts to human remains would be less than significant.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Energy (EN) Increase Residential Energy Use, Increase Building Energy Use</p>	<p>within 24 hours after being notified by the commission, obtain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance where the following conditions occur:</p> <ul style="list-style-type: none"> ▪ The Native American Heritage Commission is unable to identify a descendant; ▪ The descendant identified fails to make a recommendation; or ▪ The landowner or their authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner. 	
	<p>MM-EN-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of increased residential energy consumption that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead</p>	<p>The Project already substantially conforms to this mitigation measure, as it would be required to comply with California Building Code Title 24 and would also include PDF-EN-1, provided below. To determine the Project's specific energy and water use, an <u>Energy and Water Efficiency Compliance Report</u> (included in Appendix H) was prepared. As shown therein, the Project</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with CALGreen, local building codes, and other applicable laws and regulations governing residential building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Integrate green building measures consistent with CALGreen (California Building Code Title 24) into project design including: <ul style="list-style-type: none"> ○ Use energy efficient materials in building design, construction, rehabilitation, and retrofit. ○ Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems. ○ Reduce lighting, heating, and cooling needs by taking advantage of light colored roofs, trees for shade, and sunlight. ○ Incorporate passive environmental control systems that account for the characteristics of the natural environment. ○ Use high-efficiency lighting and cooking devices. ○ Incorporate passive solar design. ○ Use high-reflectivity building materials and multiple glazing. ○ Prohibit gas-powered landscape 	<p>would be designed to be at least 15 percent more energy efficient than the applicable Title 24 of the California Code of Regulations (CCR) standards and to be designed to achieve approximately 79 percent less water usage than the average household use in the region.</p> <p>The Project would include the following Project Design Feature:</p> <p>PDF-EN-1: The Project would include energy and water efficiency measures, such as those provided below:</p> <p><u>Building Envelope</u></p> <ul style="list-style-type: none"> • High performance insulation. • High performance window systems. <p><u>Lighting</u></p> <ul style="list-style-type: none"> • High efficacy, LED lamps utilized for amenities, offices, garage, and other common areas. • Daylighting controls for amenities, offices, and other common area lighting adjacent to windows. • Occupancy controls with dimming for amenity, leasing/lobby, and other common spaces. • Dimming controls for all lighting in offices, community rooms, and common areas. <p><u>HVAC</u></p> <ul style="list-style-type: none"> • High-efficiency split system air source heat pumps ranging for 15.25 to 16 SEER and 8.5 to 9 HSPF for heating, ventilation, and air conditioning (HVAC). <p><u>Domestic Water Heating</u></p> <ul style="list-style-type: none"> • Centralized hot water system. • High efficiency water fixtures.

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>maintenance equipment.</p> <ul style="list-style-type: none"> ○ Install electric vehicle charging stations. ○ Reduce wood burning stoves or fireplaces. ○ Provide bike lanes accessibility and parking at residential developments. 	<p>The Project would incorporate the following water efficient features:</p> <ul style="list-style-type: none"> • High efficiency toilets with a flush volume of 1.28 gallons of water per flush or less. • Showerheads with a flow rate of 1.8 gallons per minute or less. • Residential lavatory faucets with a flow rate of 1.5 gallons per minute or less. • Amenity space lavatory faucets with a flow rate of 0.5 gallons per minute or less. • Kitchen faucets with a flow rate of 1.5 gallons per minute or less. • High efficiency clothes washers that are ENERGYSTAR rated. • High efficiency dishwashers that are ENERGYSTAR rated. • High efficiency urinals with 0.125 gallons of water per flush or less. • High efficiency domestic hot water heating system with 97% boilers. • Water-saving pool filter. • Pool recirculating filtration equipment. • Pool splash troughs around perimeter that drain back into the pool. • Meter on the pool make-up line leak detection system for swimming pools and spas. • Drip/subsurface irrigation (no aerosol spray). • Proper hydro-zoning (grouping of plantings with similar watering needs). • Zoned irrigation. • Drought tolerant plants. • Stormwater to be captured in underground cistern to be reused for irrigation. • Future alternative waste piping for clothes

Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Geology and Soils (GEO) Adverse Effects due to Earthquake or Other Seismic Activity, Unstable Geologic Unit or Soil, Expansive Soil</p>	<p>MM-GEO-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the potential for projects to result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the California Building Code (CBC), and other applicable laws and regulations governing building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> Consistent with Section 4.7.2 of the Alquist-Priolo Earthquake Fault Zoning Act, conduct a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. An evaluation and written report of a specific site can and should be prepared by a licensed geologist. If an active fault is found and unfit for human occupancy over 	<p>washers, bathtubs, showers, and bathroom/restroom sinks grey water diversion to cistern for reuse in irrigation.</p> <p>The Project already substantially conforms to this mitigation measure, because the Project would be required to comply with the existing building regulations associated with the City of Los Angeles Building Code, which incorporates the Uniform Building Code (UBC) and California Building Code (CBC), formally provided below as RCM-GEO-1.</p> <p>RCM-GEO-1: The Project shall comply with the existing building regulations contained in the City of Los Angeles Building Code, which incorporates the Uniform Building Code and the California Building Code.</p> <p>In addition, a <u>Geotechnical Report</u> was conducted for the Project Site (attached as Appendix G). As indicated in the <u>Geotechnical Report</u>, no known active faults cross the Project Site and the Project Site is not within a currently designated Alquist-Priolo Earthquake Fault Zone. Further, the Project Site is not located within an area of required liquefaction investigation. The Project Site is located in the seismically active region of Southern California, and is susceptible to ground shaking during a seismic event.</p> <p>As with any new development in the State of California, building design and construction are required to conform to the current seismic design provisions of the City's Building Code, which incorporates relevant provisions of the 2016 CBC. The 2016 CBC, as amended by the City's Building Code, incorporates the latest seismic design standards for structural loads and materials to provide for the latest in earthquake safety. Conformance with the</p>

**Table A3-1
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Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>the fault, place a setback of 50 feet from the fault.</p> <ul style="list-style-type: none"> Use site-specific fault identification investigations conducted by licensed geotechnical professionals in accordance with the requirements of the Alquist-Priolo Act, as well as any applicable Caltrans regulations that exceed or reasonably replace the requirements of the Act to either determine that the anticipated risk to people and property is at or below acceptable levels or site-specific measures have been incorporated into the project design, consistent with the CBC and UBC. Ensure that projects located within or across Alquist-Priolo Zones comply with design requirements provided in Special Publication 117, published by the California Geological Survey, as well as relevant local, regional, state, and federal design criteria for construction in seismic areas. Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that projects are designed in accordance with county and city code requirements for seismic ground shaking. With respect to design, consider seismicity of the site, soil response at the site, and dynamic characteristics of the structure, in compliance with the appropriate California Building Code and State of California design standards for construction in or near fault zones, as well as all standard design, grading, and construction practices 	<p>2016 CBC requirements would reduce the potential for structures on the Project Site to sustain damage during an earthquake event, and would ensure that the Project would not expose people or structures to substantial adverse effects associated with seismic ground shaking to any greater extent than other properties in the Southern California region.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>in order to avoid or reduce geologic hazards.</p> <ul style="list-style-type: none"> Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert be required prior to preparation of project designs. These investigations shall identify areas of potential expansive soils and recommend remedial geotechnical measures to eliminate any problems. Recommended corrective measures, such as structural reinforcement and replacing soil with engineered fill, shall be implemented in project designs. Geotechnical investigations identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems. Adhere to design standards described in the CBC and all standard geotechnical investigation, design, grading, and construction practices to avoid or reduce impacts from earthquakes, ground shaking, ground failure, and landslides. Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, design projects to avoid geologic units or soils that are unstable, expansive soils and soils prone to lateral spreading, subsidence, liquefaction, or collapse wherever feasible. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Soil Erosion or Loss of Topsoil</p>	<p>MM-GEO-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the potential for projects to result in substantial soil erosion or the loss of topsoil, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the California Building Code (CBC), and other applicable laws and regulations governing building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert are conducted to ascertain soil types prior to preparation of project designs. These investigations can and should identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems. • Consistent with the requirements of the State Water Resources Control Board (SWRCB) for projects over one acre in size, obtain coverage under the General Construction Activity Storm 	<p>The Project already substantially conforms to this mitigation measure, because the Project would be designed to comply with the following:</p> <p>RCM-GEO-2: The Project would comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction water quality (including erosion and sedimentation issues) impacts. These mandatory requirements would minimize soil erosion and the transmission of sediment into the City's separate storm water sewer system.</p> <p>Storm Water Pollution Prevention Plans (SWPPPs) are commonly associated with construction stormwater permits, which are issued by the Regional Water Quality Control Board. As the Project Site is less than one acre, it does not require a SWPPP. However, the Project's construction activities would require grading, excavation, and foundation permits or approvals from the City of Los Angeles, which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels. The Project would also comply with the City of Los Angeles' Low Impact Development (LID) Ordinance, provided formally below at RCM-HYD-1.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>Water Permit (General Construction Permit) issued by the SWRCB and conduct the following:</p> <ul style="list-style-type: none"> ○ File a Notice of Intent (NOI) with the SWRCB. ○ Prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Regional Water Quality Control Board (RWQCB). At a minimum, the SWPPP should include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs); and an inspection and monitoring program. ○ Submit to the RWQCB a copy of the SWPPP and evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP should start with the commencement of construction and continue through the completion of the project. ○ After construction is completed, the project sponsor can and should submit a notice of termination to the SWRCB. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Greenhouse Gases (GHG) <i>Cumulative Impacts</i></p>	<ul style="list-style-type: none"> Consistent with the requirements of the SWRCB and local regulatory agencies with oversight of development associated with the Plan, ensure that project designs provide adequate slope drainage and appropriate landscaping to minimize the occurrence of slope instability and erosion. Design features should include measures to reduce erosion caused by storm water. Road cuts should be designed to maximize the potential for revegetation. Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that, prior to preparing project designs, new and abandoned wells are identified within construction areas to ensure the stability of nearby soils. 	
	<p>MM-GHG-3: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases that are within the jurisdiction and authority of California Air Resources Board, local air districts, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases, the Lead Agency can and should consider mitigation measures to mitigate the significant effects of greenhouse gas impacts to ensure compliance with all applicable laws, regulations, governing CAPs, general plans, adopted policies and plans of local</p>	<p>No mitigation applies. The Project's generation of GHG emissions would not be considered cumulatively considerable, as the Project would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of GHGs. See Appendix A-2 of this Sustainable Communities Project CEQA Exemption (SCPE) for a discussion of the Project's consistency with the goals and benefits contained in SCAG's 2016-2040 RTP/SCS. As discussed therein, the Project would be consistent with the applicable goals and benefits, and therefore, this mitigation measure does not apply.</p> <p>In addition, the Project would be in compliance with the requirements for a Transit Priority Project (TPP) as it is located approximately 400 feet north of a major transit stop (the Vermont/Sunset Metro Red Line Station) and multiple bus stops with high frequency transit service.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>agencies, and standards set forth by responsible public agencies for the purpose of reducing emissions of greenhouse gases, as applicable and feasible. Consistent with Section 15126.4(c) of the State CEQA Guidelines, compliance can be achieved through adopting greenhouse gas mitigation measures that have been used for projects in the SCAG region as set forth below, or through comparable measures identified by Lead Agency:</p> <ul style="list-style-type: none"> • Measures in an adopted plan or mitigation program for the reduction of emissions that are required as part of the Lead Agency's decision. • Reduction in emissions resulting from a project through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines. • Off-site measures to mitigate a project's emissions. • Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: <ul style="list-style-type: none"> ○ Use energy and fuel efficient vehicles and equipment. Project proponents are encouraged to meet and exceed all EPA/NHTSA/CARB standards relating to fuel efficiency and emission reduction; ○ Use alternative (non-petroleum based) fuels; ○ Deployment of zero- and/or near 	<p>including DASH Hollywood, DASH Los Feliz, DASH Observatory, and Metro lines 2, 175, 180, 181, 204, 206, 217, 302, 754, and 780. The Project would also include 77 bike parking stalls, which would support bicycling as a means of transportation.</p> <p>The Project would include PDF-EN-1, which has been provided above. As discussed in the <u>Energy and Water Efficiency Compliance Report</u> (included as Appendix H), the Project's inclusion of the measures provided in PDF-EN-1 would ensure that the Project is 15 percent more energy efficient than the Title 24 standards and would achieve approximately 79 percent less water usage than the average household in the region.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>zero emission technologies as defined by CARB;</p> <ul style="list-style-type: none"> ○ Use lighting systems that are energy efficient, such as LED technology; ○ Use the minimum feasible amount of GHG-emitting construction materials that is feasible; ○ Use cement blended with the maximum feasible amount of fly ash or other materials that reduce GHG emissions from cement production; ○ Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste reduction, recycling, and reuse; ○ Incorporate passive solar and other design measures to reduce energy consumption and increase production and use of renewable energy; ○ Incorporate design measures like WaterSense fixtures and water capture to reduce water consumption; ○ Use lighter-colored pavement where feasible; ○ Recycle construction debris to maximum extent feasible; ○ Protect and plant shade trees in or near construction projects where feasible; and ○ Solicit bids that include concepts listed above. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> • Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to, transit-active transportation coordinated strategies, increased bicycle carrying capacity on transit and rail vehicles. • Incorporating bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; providing adequate bicycle parking and planning for and building local bicycle projects that connect with the regional network. • Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations. • Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs. • Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles. • Land use siting and design measures that reduce GHG emissions, including: <ul style="list-style-type: none"> ○ Developing on infill and brownfields sites; ○ Building high density and mixed use developments near transit; ○ Retaining on-site mature trees and vegetation, and planting new canopy trees; ○ Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Hazards and Hazardous Materials (HAZ) <i>Significant Hazard due to Routine Transport, Use, or Disposal of Hazardous Materials, Reasonably Foreseeable Upset and Accident Conditions, Hazardous Emissions or Materials Near School</i></p>	<p>fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and</p> <ul style="list-style-type: none"> o Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse. 	
	<p>MM-HAZ-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to the routine transport, use or disposal of hazardous materials that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the provisions of the Hazardous Waste Control Act, the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, the Hazardous Waste Source Reduction and Management Review Act of 1989, the California Vehicle Code, and other applicable laws and regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Where the construction or operation of projects involves the transport of hazardous material, provide a written plan of proposed routes of travel demonstrating use of roadways designated for the transport of such materials. • Where the construction or operation of projects 	<p>The Project already substantially conforms to this mitigation measure. The types and amount of hazardous materials that would be used in connection with the Project would be typical of those used in other residential developments (such as cleaning solvents, pesticides for landscaping, and painting supplies). Construction of the Project would also involve the temporary use of potentially hazardous materials, including vehicle fuels, paints, and oils. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local laws, as formally provided in RCM-HAZ-1, below. Any associated risk would be reduced through compliance with existing regulations. Therefore, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and no mitigation measures are required.</p> <p>The <u>Phase I ESA</u> (attached as Appendix E) concluded that based on the age of the existing buildings, it is likely that asbestos containing materials (ACMs) and/or lead-based paint (LBP) would be present in the demolition debris. In the event that ACMs and/or LBP are discovered during construction, all ACMs and LBP would</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>involves the transport of hazardous materials, avoid transport of such materials within one-quarter mile of schools, when school is in session, wherever feasible.</p> <ul style="list-style-type: none"> • Where it is not feasible to avoid transport of hazardous materials, within one-quarter mile of schools on local streets, provide notification of the anticipated schedule of transport of such materials. • Specify the need for interim storage and disposal of hazardous materials to be undertaken consistent with applicable federal, state, and local statutes and regulations in the plans and specifications of the transportation improvement project. • Submit a Hazardous Materials Business/Operations Plan for review and approval by the appropriate local agency. Once approved, keep the plan on file with the Lead Agency (or other appropriate government agency) and update, as applicable. The purpose of the Hazardous Materials Business/Operations Plan is to ensure that employees are adequately trained to handle the materials and provides information to the local fire protection agency should emergency response be required. The Hazardous Materials Business/Operations Plan should include the following: <ul style="list-style-type: none"> ○ The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. ○ The location of such hazardous materials. 	<p>be removed in accordance with all applicable regulatory requirements, which are formally provided in RCM-HAZ-2, below. Mandatory compliance with these regulatory requirements (provided in RCM-HAZ-2) would reduce any potential risks associated with ACMs and LBP to acceptable levels.</p> <p>The Project would comply with the following Regulatory Compliance Measures:</p> <p>RCM-HAZ-1: All potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local laws,</p> <p>RCM-HAZ-2: In accordance with SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities), prior to demolition activities associated with the Project, the Applicant would conduct a survey of the existing areas where construction would occur to verify the presence or absence of any of these materials and conduct remediation or abatement before any disturbance occurs. Furthermore, the California Division of Occupational Safety and Health (Cal-OSHA) has established limits of exposure to lead contained in dusts and fumes through California Code of Regulations, Title 8, Section 1532.1, which provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead, since demolition workers are at greatest risk of adverse health exposure. Lead-contaminated debris and other wastes must also be managed and disposed of in accordance with applicable provisions of the California Health and Safety Code.</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Located on a Hazardous Materials Site Section 65962.5</i></p>	<ul style="list-style-type: none"> o An emergency response plan including employee training information. o A plan that describes the manner in which these materials are handled, transported and disposed. • Specify the appropriate procedures for interim storage and disposal of hazardous materials, anticipated to be required in support of operations and maintenance activities, in conformance with applicable federal, state, and local statutes and regulations, in the Operations Manual for projects. • Follow manufacturer's recommendations on use, storage, and disposal of chemical products used in construction. • Avoid overtopping construction equipment fuel gas tanks. • During routine maintenance of construction equipment, properly contain and remove grease and oils. • Properly dispose of discarded containers of fuels and other chemicals. 	<p>No mitigation applies. As part of the <u>Phase I ESA</u> (attached as Appendix E), regulatory databases, such as those required by California Government Code Section 65962.5 were reviewed for the Project Site and properties in the vicinity. The databases searched are known as the "Cortese List" and include EnviroStor, GeoTracker, and other lists compiled by the California Environmental Protection Agency. No hazardous materials that may pose a risk at or to the Project Site were listed in the databases. Therefore, construction and operation of the Project would not pose an environmental hazard to surrounding sensitive uses, or to the environment, and</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

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	<p>Government Code Section 65962.5, Occupational Safety and Health Code of 197; the Response Conservation, and Recovery Act; the Comprehensive Environmental Response, Compensation, and Liability Act; the Hazardous Materials Release and Clean-up Act, and the Uniform Building Code, and County and City building standards, and all applicable federal, state, and local laws and regulations governing hazardous waste sites, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Complete a Phase I Environmental Site Assessment, including a review and consideration of data from all known databases of contaminated sites, during the process of planning, environmental clearance, and construction for projects. • Where warranted due to the known presence of contaminated materials, submit to the appropriate agency responsible for hazardous materials/wastes oversight a Phase II Environmental Site Assessment report if warranted by a Phase I report for the project site. The reports should make recommendations for remedial action, if appropriate, and be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. • Implement the recommendations provided in the Phase II Environmental Site Assessment report, where such a report was determined to be necessary for the construction or operation of the project, for remedial action. 	<p>therefore, this mitigation measure does not apply.</p> <p>Further, as described above under MM-HAZ-1, the Project would comply with regulatory requirements related to ACM and LBP (which are formally provided in RCM-HAZ-2, above), which would reduce any potential risks associated with ACM and LBP to acceptable levels.</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> • Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II Environmental Site Assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans. • Conduct soil sampling and chemical analyses of samples, consistent with the protocols established by the U.S. EPA to determine the extent of potential contamination beneath all underground storage tanks (USTs), elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition or construction activities would potentially affect a particular development or building. • Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps. • Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency. • Cease work if soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground 	

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Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), in the vicinity of the suspect material. Secure the area as necessary and take all appropriate measures to protect human health and the environment, including but not limited to: notification of regulatory agencies and identification of the nature and extent of contamination. Stop work in the areas affected until the measures have been implemented consistent with the guidance of the appropriate regulatory oversight authority.</p> <ul style="list-style-type: none"> • Use best management practices (BMPs) regarding potential soil and groundwater hazards. • Soil generated by construction activities should be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Complete sampling and handling and transport procedures for reuse or disposal, in accordance with applicable local, state and federal laws and policies. • Groundwater pumped from the subsurface should be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Utilize engineering controls, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. • Prior to issuance of any demolition, grading, or building permit, submit for review and approval 	

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	<p>by the Lead Agency (or other appropriate government agency) written verification that the appropriate federal, state and/or local oversight authorities, including but not limited to the Regional Water Quality Control Board (RWQCB), have granted all required clearances and confirmed that the all applicable standards, regulations, and conditions have been met for previous contamination at the site.</p> <ul style="list-style-type: none"> • Develop, train, and implement appropriate worker awareness and protective measures to assure that worker and public exposure is minimized to an acceptable level and to prevent any further environmental contamination as a result of construction. • If asbestos-containing materials (ACM) are found to be present in building materials to be removed, submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health and Safety Code Section 25915- 25919.7; and other local regulations. • Where projects include the demolitions or modification of buildings constructed prior to 1968, complete an assessment for the potential presence or lack thereof of ACM, lead-based paint, and any other building materials or stored materials classified as hazardous waste by state or federal law. • Where the remediation of lead-based paint has been determined to be required, provide 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Wildland Fire Risk</p>	<p>specifications to the appropriate agency, signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: California Occupational Safety and Health Administration's (Cal OSHA's) Construction Lead Standard, Title 8 California Code of Regulations (CCR) Section 1532.1 and Department of Health Services (DHS) Regulation 17 CCR Sections 35001-36100, as may be amended. If other materials classified as hazardous waste by state or federal law are present, the project sponsor should submit written confirmation to the appropriate local agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials.</p> <ul style="list-style-type: none"> Where a project site is determined to contain materials classified as hazardous waste by state or federal law are present, submit written confirmation to appropriate agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials. 	
	<p>MM-HAZ-8: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the potential exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are</p>	<p>No mitigation applies. The Project Site is located in a fully urbanized area and there are no wildlands in the vicinity. Furthermore, the Project is subject to existing regulatory requirements, such as adherence to Fire Code requirements. Thus, no impacts related to these issues would occur.</p>

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Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>adjacent to urbanized areas or where residences are intermixed with wildlands; that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with local general plans, specific plans, and regulations provided by County and City fire departments, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Adhere to fire code requirements, including ignition-resistant construction with exterior walls of noncombustible or ignition resistant material from the surface of the ground to the roof system. Other fire-resistant measures would be applied to eaves, vents, windows, and doors to avoid any gaps that would allow intrusion by flame or embers. • Adhere to the Multi-Jurisdictional Hazards Mitigation Plan, as well as local general plans, including policies and programs aimed at reducing the risk of wildland fires through land use compatibility, training, sustainable development, brush management, and public outreach. • Encourage the use of fire-resistant vegetation native to Southern California and/or to the local microclimate (e.g., vegetation that has high moisture content, low growth habits, ignition-resistant foliage, or evergreen growth), eliminate brush and chaparral, and discourage the use of fire-promoting species especially 	

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	<p>non-native, invasive species (e.g., pampas grass, fennel, mustard, or the giant reed) in the immediate vicinity of development in areas with high fire threat.</p> <ul style="list-style-type: none"> • Encourage natural revegetation or seeding with local, native species after a fire and discourage reseeding of non-native, invasive species to promote healthy, natural ecosystem regrowth. Native vegetation is more likely to have deep root systems that prevent slope failure and erosion of burned areas than shallow-rooted non-natives. • Submit a fire safety plan (including phasing) to the Lead Agency and local fire agency for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features. The local fire protection agency may require changes to the plan or may reject the plan if it does not adequately address fire hazards associated with the project as a whole or the individual phase. • Utilize Fire-wise Land Management by encouraging the use of fire-resistant vegetation and the elimination of brush and chaparral in the immediate vicinity of development in areas with high fire threat. • Promote Fire Management Planning that would help reduce fire threats in the region as part of the Compass Blueprint process and other ongoing regional planning efforts. • Encourage the use of fire-resistant materials when constructing projects in areas with high fire threat. 	

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Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Hydrology and Water Quality (HYD)</p> <p><i>Violate Water Quality Standards or Waste Discharge Requirements, Alteration of Site Drainage Pattern, Runoff Exceeding Stormwater Drainage System Capacity, Otherwise Degrade Water Quality</i></p>	<p>MM-HYD-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts on water quality on related waste discharge requirements that are within the jurisdiction and authority of the Regional Water Quality Control Boards and other regulatory agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with all applicable laws, regulations, and health and safety standards set forth by regulatory agencies responsible for regulating and enforcing water quality and waste discharge requirements in a manner that conforms to applicable water quality standards and/or waste discharge requirements, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Complete, and have approved, a Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction. • Implement Best Management Practices to reduce the peak stormwater runoff from the project site to the maximum extent practicable. • Comply with the Caltrans storm water discharge permit as applicable; and identify and implement Best Management Practices to manage site erosion, wash water runoff, and spill control. • Complete, and have approved, a Standard Urban Stormwater Management Plan, prior to 	<p>The Project substantially conforms to this mitigation measure. The Project would comply with Los Angeles Municipal Code (LAMC) Chapter IX, Division 70, which addresses erosion control during grading, excavations, and fills. As the Project Site is less than one acre, it does not require a SWPPP. However, the Project's construction activities would require grading, excavation, and foundation permits or approvals from the City of Los Angeles, which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels. The Project would also comply with the City of Los Angeles' Low Impact Development (LID) Ordinance, which is formally provided as RCM-HYD-1, below.</p> <p>Prior to the issuance of grading permits, the Applicant would submit a LID Plan to the City's Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook. It is anticipated that the proposed stormwater BMP that is considered is bio-infiltration flow-through planters. The entirety of the building's roof drains will be diverted to the bio-infiltration flow-through planters and the overflow discharge will be discharged to Maubert Avenue via a curb drain or parkway drain, similar to existing conditions. Post-dedication, the total site area is approximately 0.76 acres in size. Based on an approximate impervious area percentage of 99%, the volume mitigated is 2,450 cubic feet. The proposed stormwater treatment system will be designed to both accommodate the required volume mitigated as well as limit the post-construction discharge to avoid on-site or off-site flooding and to not exceed the capacity of the existing adjacent public street and downstream</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>occupancy of residential or commercial structures.</p> <ul style="list-style-type: none"> • Ensure adequate capacity of the surrounding stormwater system to support stormwater runoff from new or rehabilitated structures or buildings. • Prior to construction within an area subject to Section 404 of the Clean Water Act, obtain all required permit approvals and certifications for construction within the vicinity of a watercourse: <ul style="list-style-type: none"> ○ U.S. Army Corps of Engineers (Corps): Section 404. Permit approval from the Corps should be obtained for the placement of dredge or fill material in Waters of the U.S., if any, within the interior of the project site, pursuant to Section 404 of the federal Clean Water Act. ○ Regional Water Quality Control Board (RWQCB): Section 401 Water Quality Certification. Certification that the project will not violate state water quality standards is required before the Corps can issue a 404 permit, above. ○ California Department of Fish and Wildlife (CDFW): Section 1602 Lake and Streambed Alteration Agreement. Work that will alter the bed or bank of a stream requires authorization from CDFW. • Where feasible, restore or expand riparian areas such that there is no net loss of impervious surface as a result of the project. • Install structural water quality control features, such as drainage channels, detention basins, 	<p>stormwater facilities.</p> <p>The Project would be required to comply with RCM-HYD-1:</p> <p>RCM-HYD-1: The Project would comply with the City of Los Angeles' Low Impact Development (LID) Ordinance.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>oil and grease traps, filter systems, and vegetated buffers to prevent pollution of adjacent water resources by polluted runoff where required by applicable urban storm water runoff discharge permits, on new facilities.</p> <ul style="list-style-type: none"> • Provide structural storm water runoff treatment consistent with the applicable urban storm water runoff permit. Where Caltrans is the operator, the statewide permit applies. • Provide operational best management practices for street cleaning, litter control, and catch basin cleaning are implemented to prevent water quality degradation in compliance with applicable storm water runoff discharge permits; and ensure treatment controls are in place as early as possible, such as during the acquisition process for rights-of-way, not just later during the facilities design and construction phase. • Comply with applicable municipal separate storm sewer system discharge permits as well as Caltrans' storm water discharge permit including long-term sediment control and drainage of roadway runoff. • Incorporate as appropriate treatment and control features such as detention basins, infiltration strips, and porous paving, other features to control surface runoff and facilitate groundwater recharge into the design of new transportation projects early on in the process to ensure that adequate acreage and elevation contours are provided during the right-of-way acquisition process. • Design projects to maintain volume of runoff, where any downstream receiving water body 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>has not been designed and maintained to accommodate the increase in flow velocity, rate, and volume without impacting the water's beneficial uses. Pre-project flow velocities, rates, and volumes must not be exceeded. This applies not only to increases in storm water runoff from the project site, but also to hydrologic changes induced by flood plain encroachment. Projects should not cause or contribute to conditions that degrade the physical integrity or ecological function of any downstream receiving waters.</p> <ul style="list-style-type: none"> • Provide culverts and facilities that do not increase the flow velocity, rate, or volume and/or acquiring sufficient storm drain easements that accommodate an appropriately vegetated earthen drainage channel. • Upgrade stormwater drainage facilities to accommodate any increased runoff volumes. These upgrades may include the construction of detention basins or structures that will delay peak flows and reduce flow velocities, including expansion and restoration of wetlands and riparian buffer areas. System designs shall be completed to eliminate increases in peak flow rates from current levels. • Encourage Low Impact Development (LID) and incorporation of natural spaces that reduce, treat, infiltrate and manage stormwater runoff flows in all new developments, where practical and feasible. • If a Project has the potential to create a major new stormwater discharge to a water body with an established Total Maximum Daily Load (TMDL), a quantitative analysis of the anticipated pollutant loads in the stormwater 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Deplete Groundwater Supply or Interfere with Groundwater Recharge</i></p>	<p>discharges to the receiving waters should be carried out.</p> <p>MM-HYD-2: Consistent with the provisions of the Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts to groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, Regional Water Quality Control Boards, Water Districts, and other groundwater management agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with applicable laws, regulations, and health and safety standards set forth by federal, state, regional, and local authorities that regulate groundwater management, consistent with the provisions of the Groundwater Management Act and implementing regulations, including recharge in a manner that conforms to federal, state, regional, and local standards for sustainable management of groundwater basins, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> For projects requiring continual dewatering facilities, implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes, to the greatest extent possible, adverse impacts on groundwater for the life of the project. Construction designs shall comply with appropriate building codes and standard 	<p>No mitigation applies. The Project Site area is not a source of groundwater recharge. The Project Site is already completely impervious and would continue in this condition after the Project is developed. As part of the borings advanced as part of the <u>Geotechnical Report</u>, groundwater was encountered at a depth of 47.1 feet. According to the <u>Geotechnical Report</u>, it is unlikely that the groundwater level would extend into the proposed excavation levels of approximately 15 to 30 feet below existing grade. Therefore, no dewatering (either temporary or permanent) is contemplated as part of the Project, and no impact would occur.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>practices including the Uniform Building Code.</p> <ul style="list-style-type: none"> • Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimize to the greatest extent possible, new impervious surfaces, including the use of in-lieu fees and off-site mitigation. • Avoid designs that require continual dewatering where feasible. • Avoid construction and siting on groundwater recharge areas, to prevent conversion of those areas to impervious surface. • Reduce hardscape to the extent feasible to facilitate groundwater recharge as appropriate. 	
<p><i>Structures within a 100-Year Floodplain Hazard Area, Risk due to Levee or Dam Failure, Risks due to Seiche, Tsunami, or Mudflow</i></p>	<p>MM-HYD-8: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts of locating structures that would impede or redirect flood flows in a 100-year flood hazard area that are within the jurisdiction and authority of the Flood Control District, County Public Works Departments, local agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with all federal, state, and local floodplain regulations, consistent with the provisions of the National Flood Insurance Program, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Comply with Executive Order 11988 on 	<p>The Project already substantially conforms to this mitigation measure. FEMA's Flood Insurance Rate Map shows the Project Site is not within a 100-year flood hazard area. Therefore, no impact would occur.</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Land Use and Planning (LU) Conflict with Applicable Land Use Plan, Policy, or Regulation</p>	<p>Floodplain Management, which requires avoidance of incompatible floodplain development, restoration and preservation of the natural and beneficial floodplain values, and maintenance of consistency with the standards and criteria of the National Flood Insurance Program.</p> <ul style="list-style-type: none"> Ensure that all roadbeds for new highway and rail facilities be elevated at least one foot above the 100-year base flood elevation. Since alluvial fan flooding is not often identified on FEMA flood maps, the risk of alluvial fan flooding should be evaluated and projects should be sited to avoid alluvial fan flooding. Delineation of floodplains and alluvial fan boundaries should attempt to account for future hydrologic changes caused by global climate change. 	
	<p>MM-LU-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects regarding the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project that are within the jurisdiction and responsibility of local jurisdictions and Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies established within the applicable adopted county and city general plans within the SCAG region to avoid conflicts with zoning and ordinance codes, general plans, land use plan, policy, or regulation of an</p>	<p>No mitigation applies. The Project Site has a General Plan land use designation of Community Commercial and the Project Site is zoned R4-1. The Project would not involve a General Plan Amendment or zone change. In addition, the Project is consistent with the existing General Plan land use designation and zoning, as it proposes multi-family residential uses on a site zoned for such uses. The Project would provide much needed housing (including units restricted for Extremely Low Income Households) in close proximity to many public transit opportunities.</p> <p>The Project would also be consistent with the applicable objectives and policies set forth in the City's plans and zoning, including the General Plan, Community Plan, Planning and Zoning Code, and the Los Angeles Green Building Code. Therefore, the Project would not result in</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Physically Divide a Community</i></p>	<p>agency with jurisdiction over the project, as applicable and feasible. Such measures may include the following, and/or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Where an inconsistency with the adopted general plan is identified at the Project location, determine if the environmental, social, economic, and engineering benefits of the project warrant a variance from adopted zoning or an amendment to the general plan. <p>MM-LU-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to the physical division of an established community in a project area within the jurisdiction and responsibility of local jurisdictions and Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies established within the applicable adopted county and city general plans within the SCAG region to avoid the creation of barriers that physically divide such communities, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Consider alignments within or adjacent to existing public rights-of-way. • Consider designs to include sections above- or below-grade to maintain viable vehicular, cycling, and pedestrian connections between portions of communities where existing 	<p>a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project. Therefore, SCAG Mitigation Measure LU-1 would not apply.</p> <p>No mitigation applies. The Project does not include the development of new roadway facilities and would not otherwise physically divide a community. There are no impacts related to this issue.</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>connections are disrupted by the transportation project.</p> <ul style="list-style-type: none"> • Wherever feasible incorporate direct crossings, overcrossings, or undercrossings at regular intervals for multiple modes of travel (e.g., pedestrians, bicyclists, vehicles). • Consider realigning roadway or interchange improvements to avoid the affected area of residential communities or cohesive neighborhoods. • Where it has been determined that it is infeasible to avoid creating a barrier in an established community, consider other measures to reduce impacts, including but not limited to: <ul style="list-style-type: none"> ○ Alignment shifts to minimize the area affected. ○ Reduction of the proposed right-of-way take to minimize the overall area of impact. ○ Provisions for bicycle, pedestrian, and vehicle access across improved roadways. • Design new transportation facilities that consider access to existing community facilities. Identify and consider during the design phase of the project, community amenities and facilities in the design of the project. • Design roadway improvements that minimize barriers to pedestrians and bicyclists. Determine during the design phase, pedestrian and bicycle routes that permit connections to nearby community facilities. 	

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Mineral Resources (MIN) Loss of Availability of a Known Mineral Resource</p>	<p>MM-MIN-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan that are within the jurisdiction and responsibility of the California Department of Conservation, and/or Lead Agencies.</p> <p>Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with SMARA, California Department of Conservation regulations, local general plans, specific plans, and other laws and regulation governing mineral or aggregate resources, as applicable and feasible. Such measures may include the following, other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Provide for the efficient use of known aggregate and mineral resources or locally important mineral resource recovery sites, by ensuring that the consumptive use of aggregate resources is minimized and that access to recoverable sources of aggregate is not precluded, as a result of construction, operation and maintenance of projects. • Where avoidance is infeasible, minimize impacts to the efficient and effective use of 	<p>No mitigation applies. The Project Sites are not located within the Los Angeles Downtown Oil Field, a Mineral Resource Zone 2 (MRZ-2) Area, an Oil Drilling/Surface Mining Supplemental Use District, or an Oil Field/Drilling Area. None of the suggested measures are applicable as there are no known aggregate and mineral sources or locally important mineral resource recovery sites on or adjacent to the Project Sites. Therefore, there are no impacts related to these issues.</p>

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>recoverable sources of aggregate through measures that have been identified in county and city general plans, or other comparable measures:</p> <ul style="list-style-type: none"> ○ Recycle and reuse building materials resulting from demolition, particularly aggregate resources, to the maximum extent practicable. ○ Identify and use building materials, particularly aggregate materials, resulting from demolition at other construction sites in the SCAG region, or within a reasonable hauling distance of the project site. ○ Design transportation network improvements in a manner (such as buffer zones or the use of screening) that does not preclude adjacent or nearby extraction of known mineral and aggregate resources following completion of the improvement and during long-term operations. ○ Avoid or reduce impacts on known aggregate and mineral resources and mineral resource recovery sites through the evaluation and selection of Project Sites and design features (e.g., buffers) that minimize impacts on land suitable for aggregate and mineral resource extraction by maintaining portions of MRZ-2 areas in open space or other general plan land use categories and zoning that allow for mining of mineral 	

Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>NOISE Exposure of Persons to Noise in Excess of Local Standards, Excessive Groundborne Vibration or Noise Levels, Substantial Permanent Increase in Noise Level, Substantial Temporary Increase in Noise Levels</p>	<p>resources.</p> <p>MM-NOISE-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of noise impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure consistency with the Federal Noise Control Act, California Government Code Section 65302, the Governor's Office of Planning and Research Noise Element Guidelines, and the noise ordinances and general plan noise elements for the counties or cities where projects are undertaken, Federal Highway Administration and Caltrans guidance documents and other health and safety standards set forth by federal, state, and local authorities that regulate noise levels, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Install temporary noise barriers during construction. • Include permanent noise barriers and sound-attenuating features as part of the project design. • Schedule construction activities consistent with the allowable hours pursuant to applicable general plan noise element or noise ordinance. Where construction activities are authorized outside the limits established by the noise element of the general plan or noise ordinance, 	<p>No mitigation applies. PRC Section 21155.1 does not address noise, and therefore, under PRC Section 21155.1, transit priority projects are not required to evaluate the effects of noise. However, a <u>Noise Technical Report</u> was prepared for the Project, for informational purposes only (attached as Appendix J). As stated in the <u>Noise Technical Report</u>, the Project would comply with the following Regulatory Compliance Measures, which would ensure that all impacts related to noise and vibration are less than significant:</p> <p>RCM-NOI-1: The Project shall comply with City of Los Angeles Municipal Code Section 112.05(a), which institutes a maximum noise limit from powered construction equipment of 75 dBA at 50 feet of distance.</p> <p>RCM-NOI-2: The Project shall prohibit Project construction activities between the hours of 9:00 PM and 7:00 AM, Monday through Friday; before 8:00 AM or after 6:00 PM on any Saturday; and on any Sunday or national holiday, pursuant to City of Los Angeles Municipal Code Section 41.40(a).</p> <p>RCM-NOI-3: The Project shall prohibit any amplified noises, especially those from outdoor sources, from exceeding the ambient noise levels of adjacent properties by more than 5 dBA, pursuant to City of Los Angeles Municipal Code Section 112.01. Any amplified noises would also be prohibited from being audible at any distance greater than 150 feet from the Project's property line, as the Project is located within 500 feet of residential zones.</p> <p>RCM-NOI-4: The Project shall prevent HVAC systems</p>

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	<p>notify affected sensitive noise receptors and all parties who will experience noise levels in excess of the allowable limits for the specified land use, of the level of exceedance and duration of exceedance; and provide a list of protective measures that can be undertaken by the individual, including temporary relocation or use of hearing protective devices.</p> <ul style="list-style-type: none"> • Limit speed and/or hours of operation of rail and transit systems during the selected periods of time to reduce duration and frequency of conflict with adopted limits on noise levels. • Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem. • Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance. • Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. • Designate an on-site construction complaint and enforcement manager for the project. • Ensure that construction equipment are properly maintained per manufacturers' 	<p>and other mechanical equipment from elevating ambient noise levels at neighboring residences by more than 5 dBA, pursuant to City of Los Angeles Municipal Code Section 112.02(a).</p>

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	<p>specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.</p> <ul style="list-style-type: none"> • Ensure that impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust can and should be used. External jackets on the tools themselves can and should be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures can and should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. • Ensure that construction equipment does not idle for an extended time in the vicinity of noise-sensitive receptors. • Locate fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) as far as possible from noise-sensitive receptors. • Locate new roadway lanes, roadways, rail lines, transit-related passenger station and related facilities, park-and-ride lots, and other new noise-generating facilities away from sensitive receptors to the maximum extent feasible. • Where feasible, eliminate noise-sensitive receptors by acquiring freeway and rail rights- 	

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Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Exposure of Persons to Excessive Groundborne Vibration or Noise Levels</i></p>	<p>of-way.</p> <ul style="list-style-type: none"> Use noise barriers to protect sensitive receptors from excessive noise levels during construction. Construct sound-reducing barriers between noise sources and noise-sensitive receptors to minimize exposure to excessive noise during operation of transportation improvement projects, including but not limited to earth-berms or sound walls. Where feasible, design projects so that they are depressed below the grade of the existing noise-sensitive receptor, creating an effective barrier between the roadway and sensitive receptors. Where feasible, improve the acoustical insulation of dwelling units where setbacks and sound barriers do not provide sufficient noise reduction. Monitor the effectiveness of noise reduction measures by taking noise measurements and installing adaptive mitigation measures to achieve the standards for ambient noise levels established by the noise element of the general plan or noise ordinance. 	<p>No mitigation applies. PRC Section 21155.1 does not address vibration, and therefore, under PRC Section 21155.1, transit priority projects are not required to evaluate the effects of vibration. Nevertheless, as stated in the Noise Technical Report (attached as Appendix J, for informational purposes only), based on standard construction practices, the maximum vibration levels of construction equipment would not be generated at the property lines of the Project Site. Rather, smaller and more maneuverable and precise equipment would be used at the property lines. This equipment would</p>

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Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>guidance documents, county or city transportation commission, noise and vibration ordinances and general plan noise elements for the counties and cities where projects are undertaken and other health and safety regulations set forth by federal state, and local authorities that regulate vibration levels, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the potential vibration impacts to the structural integrity of the adjacent buildings within 50 feet of pile driving locations. • For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the threshold levels of vibration and cracking that could damage adjacent historic or other structure, and design means and construction methods to not exceed the thresholds. • For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as predrilling the piles to the maximum feasible depth, where feasible. Predrilling pile holes will reduce the number of blows required to completely seat the pile and will concentrate the pile driving activity closer to the ground where pile driving noise can be shielded more effectively by a noise barrier/curtain. • For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques 	<p>generate vibration levels that do not exceed the building damage thresholds at adjacent receptors, as demonstrated in the <u>Noise Technical Report</u> (attached as Appendix J, for informational purposes only). Therefore, impacts would be less than significant and no mitigation measures would be required.</p> <p>Groundborne vibrations at the Project Site and immediate vicinity currently result from heavy-duty vehicular travel (such as refuse trucks and transit buses) on nearby local roadways. The Project would not result in a substantial increase of these heavy-duty vehicles on the adjacent roadways, as solid waste is currently collected at the Project Site and would be collected in the same manner for the proposed residential uses. As such, impacts would be less than significant and no mitigation measures would be required.</p>

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Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Population and Housing (PHE) <i>Displacement of Housing, Requiring Housing Elsewhere</i></p>	<p>such as the use of more than one pile driver to shorten the total pile driving duration.</p> <p>MM-PHE-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to displacement that are within the jurisdiction and responsibility of Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to minimize the displacement of existing housing and people and to ensure compliance with local jurisdiction's housing elements of their general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Evaluate alternate route alignments and transportation facilities that minimize the displacement of homes and businesses. Use an iterative design and impact analysis where impacts to homes or businesses are involved to minimize the potential of impacts on housing and displacement of people. • Prioritize the use existing ROWs, wherever feasible. • Develop a construction schedule that minimizes potential neighborhood deterioration from protracted waiting periods between right-of-way acquisition and construction. 	<p>No mitigation applies. While the Project Site currently contains 14 multi-family residential units, the Project includes the construction of 153 multi-family residential units on the Project Site (including 11 percent of units restricted for Extremely Low Income Households).</p>

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Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Public Services (PS) Adverse Impacts Associated with New or Physically Altered Governmental Facilities for Public Protective Fire and Emergency Services</p>	<p>MM-PS-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with the Community Facilities Act of 1982, the goals and policies established within the applicable adopted county and city general plans and the performance objectives established in the adopted county and city general plans, to provide sufficient structures and buildings to accommodate fire and emergency response, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking into account project and site-specific considerations as applicable and feasible:</p> <ul style="list-style-type: none"> • Where the project has the potential to generate the need for expanded emergency response services which exceed the capacity of existing facilities, provide for the construction of new facilities directly as an element of the project or through dedicated fair share contributions toward infrastructure improvements. • During project-level review of government facilities projects, require implementation of 	<p>The Project already substantially conforms to this mitigation measure. The Project would also be subject to compliance with fire protection design standards, as necessary, per the California Building Code, California Fire Code, LAMC, and the Los Angeles Fire Department (LAFD), to ensure adequate fire protection, formally provided as RCM-PS-1, below.</p> <p>RCM-PS-1: Key components of the regulatory requirements (from the California Building Code, California Fire Code, and LAMC) that would be implemented as part of the Project pursuant to LAFD review and guidance include the following:</p> <ul style="list-style-type: none"> • Building Design: Fire resistant doors and materials, as well as walkways, stairwell and elevator systems (including emergency and fire control elevators) that meet Code requirements. • Fire Safety Features: Installation of automatic sprinkler systems, smoke detectors, and appropriate signage and internal exit routes to facilitate a building evacuation if necessary. Installation of a fire alarm system, building emergency communication system, and smoke control system. • Emergency Safety Provisions: Implementation of an Emergency Plan in accordance with LAMC Section 57.33.19. The Emergency Plan would establish dedicated personnel and emergency procedures to assist the LAFD during an emergency incident. • LAFD Access: Access for LAFD apparatus and personnel would be provided to the Project Site in accordance with LAFD requirements, inclusive of standards regarding fire lane widths and weight capacities needed to support fire fighting

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 Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Adverse Impacts Associated with New or Physically Altered Governmental Facilities for Public Protective Security Services</i></p>	<p>Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-4(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.</p>	<p>In addition, the City requires that plans for building construction, fire flow requirements, fire protection devices (e.g. sprinklers and alarms), fire hydrants and spacing, and fire access (including ingress/egress), turning radii, driveway width, and grading would be prepared for review and approval by the LAFD. The Project is not expected to result in a substantial increase in demand for additional fire protection services that would exceed the capability of the LAFD, such that it would require the construction of a new fire station. Further, even if a new fire station, or the expansion of an existing station, was determined to be warranted by LAFD, the Project area is highly developed, and the site of a new fire station or expansion of an existing station would likely be on an infill lot that would likely be less than one acre in size.</p>
	<p>MM-PS-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable service ratios for police protection services that are within the jurisdiction and responsibility of law enforcement agencies and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with the Community Facilities Act of 1982, the goals and policies established within the applicable adopted county and city general plans and the standards established in the safety elements of county and city general plans to maintain police</p>	<p>The Project already substantially conforms to this mitigation measure. The Project would implement appropriate temporary security features during construction (such as chain link fencing and security lighting). Further, during operation, the Project would provide perimeter lighting to provide increased visibility and security, parking access control, and residential units access control. These measures (formally provided in PDF-PS-1, below) would provide defensible spaces designed to reduce opportunity crime and ensure safety and security. Therefore, the Project is not anticipated to generate a demand for additional police protection services that could exceed LAPD's capability to serve the Project Site. As such, the Project would not require the addition of a new police facility or the expansion, consolidation, or relocation of an existing police station to maintain service ratios.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>response performance objectives, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking in to account project and site-specific considerations as applicable and feasible, including:</p> <ul style="list-style-type: none"> • Coordinate with public security agencies to ensure that there are adequate governmental facilities to maintain acceptable service ratios, response times, or other performance objectives for public protective security services and that any required additional construction of buildings is incorporated into the project description. • Where current levels of services at the project site are found to be inadequate, provide fair share contributions towards infrastructure improvements and/or personnel. • During project-level review of government facilities projects, require implementation of Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-2(b), MM-GEO-3(b), MM-GEO-4(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or 	<p>The Project would include the following Project Design Feature:</p> <p>PDF-PS-1: The Project would implement appropriate temporary security features during construction (such as chain link fencing and security lighting). Further, during operation, the Project would provide perimeter lighting to provide increased visibility and security, parking access control, and residential units access control.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Adverse Impacts Associated with New or Physically Altered Governmental Facilities for School Services</i></p>	<p>expansion of new or expanded public service facilities.</p> <p>MM-PS-3: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives that are within the jurisdiction and responsibility of school districts and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Community Facilities Act of 1982, the California Education Code, and the goals and policies established within the applicable adopted county and city general plans to ensure that the appropriate school district fees are paid in accordance with state law, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking in to account project and site-specific considerations as applicable and feasible:</p> <ul style="list-style-type: none"> • Where construction or expansion of school facilities is required to meet public school service ratios, require school district fees, as applicable. • During project-level review of government facilities projects, require implementation of Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL- 	<p>No mitigation applies. Payment of school fees to LAUSD is required by California Government Code Section 65995, and is considered full and complete mitigation. Therefore, impacts would be less than significant and no mitigation measures would be required.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Recreation (REC) <i>Increased Use or Physical Deterioration of Recreational Facilities</i></p>	<p>3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-JSS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.</p>	<p>The Project already substantially conforms to this mitigation measure through compliance with RCM-REC-1, provided below: RCM-REC-1: The Project would provide open space and recreational amenities in accordance with the requirements of the Vermont/Western Station Neighborhood Area Plan (SNAP) and the Project Applicant would also be responsible for meeting any parkland dedication or fee requirements pursuant to the applicable Quimby Act or LAMC requirements, as necessary.</p>
<p>MM-REC-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs and other applicable development projects, that are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures capable of avoiding or reducing significant impacts on the use of existing neighborhood and regional parks or other recreational facilities to ensure compliance with county and city general plans and the Quimby Act, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Prior to the issuance of permits, where projects 		

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, consider increasing the accessibility to natural areas and lands for outdoor recreation from the Project area, in coordination with local and regional open space planning and/or responsible management agencies.</p> <ul style="list-style-type: none"> • Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, encourage patterns of urban development and land use which reduce costs on infrastructure and make better use of existing facilities, using strategies such as: <ul style="list-style-type: none"> ○ Increasing the accessibility to natural areas for outdoor recreation. ○ Promoting infill development and redevelopment to revitalize existing communities. ○ Utilizing “green” development techniques. ○ Promoting water-efficient land use and development. ○ Encouraging multiple uses. ○ Including trail systems and trail segments in General Plan recreation standards. • Prior to the issuance of permits, where construction and operation of projects would require the acquisition or development of protected open space or recreation lands, demonstrate that existing neighborhood parks can be expanded or new neighborhood parks developed such that there is no net decrease 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Transportation/Traffic (TRA) <i>Conflict with Measures of Effectiveness For the Circulation System</i></p>	<p>in acres of neighborhood park area available per capita in the HQTAs.</p> <ul style="list-style-type: none"> Where construction or expansion of recreational facilities is included in the project or required to meet public park service ratios, require implementation of Mitigation Measures MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities. 	
	<p>MM-TRA-1: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies. This measure need only be considered where it is found by the Lead Agency to be appropriate and consistent with local transportation priorities. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider</p>	<p>The Project already substantially conforms to this mitigation measure. Based on the Traffic Impact Study prepared for the Project (attached as Appendix B), the Project would have a less than significant impact on the street system in the vicinity of the Project. In addition, the Project would include a Construction Traffic Management Plan (CTMP), provided below as PDF-TRA-1, which would formalize how construction would be carried out on the Project Site, and would include measures related to street closure information, detour plans, haul routes, and staging plans. The CTMP would be prepared and submitted to the City, including LADOT, for review and approval. Therefore, the Project would also result in less</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>mitigation measures to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation. • Create a ride-sharing program by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides. • Provide a vanpool for employees. • Fund capital improvement projects to accommodate future traffic demand in the area. • Provide a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use, including: <ul style="list-style-type: none"> o Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement o Construction of bike lanes per the prevailing Bicycle Master Plan (or other similar document) o Signage and striping onsite to encourage bike safety 	<p>than significant impacts during construction and no mitigation measures would be required.</p> <p>The Project would include the following Project Design Feature:</p> <p>PDF-TRA-1: A detailed Construction Management Plan, including street closure information, detour plans, haul routes, and staging plans would be prepared and submitted to the City, including the Los Angeles Department of Transportation, for review and approval. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and should include the following elements as appropriate:</p> <ul style="list-style-type: none"> • Prohibition of construction worker parking on adjacent residential streets. • Provisions to prohibit construction equipment or material deliveries within the public right-of-way. • Provisions for temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men). • Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets. • Rerouting construction trucks to reduce travel on congested streets to the extent feasible. • Construction-related vehicles shall not park on surrounding public streets. • Provisions of safety precautions for pedestrians and bicyclists through such measures as

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> ○ Installation of pedestrian safety elements (such as cross walk striping, curb ramps, countdown signals, bulb outs, etc.) to encourage convenient crossing at arterials ○ Installation of amenities such as lighting, street trees, trash and any applicable streetscape plan. ○ Direct transit sales or subsidized transit passes ○ Guaranteed ride home program ○ Pre-tax commuter benefits (checks) ○ On-site car-sharing program (such as City Car Share, Zip Car, etc.) ○ On-site carpooling program ○ Distribution of information concerning alternative transportation options ○ Parking spaces sold/leased separately ○ Parking management strategies; including attendant/valet parking and shared parking spaces. ● Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for high-occupancy vehicles, providing larger parking spaces to accommodate vans used for ride-sharing, and designating adequate passenger loading and unloading and waiting areas. ● Encourage bicycling to transit facilities by providing additional bicycle parking, locker facilities, and bike lane access to transit facilities when feasible. ● Encourage the use of public transit systems by enhancing safety and cleanliness on vehicles and in and around stations, providing shuttle 	<ul style="list-style-type: none"> ● alternate routing and protection barriers. ● Scheduling of construction-related deliveries to reduce travel during commuter peak hours. ● Obtaining the required permits for truck haul routes from the City prior to the issuance of any permit for the Project.

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>service to public transit, offering public transit incentives and providing public education and publicity about public transportation services.</p> <ul style="list-style-type: none"> • Encourage bicycling and walking by incorporating bicycle lanes into street systems in regional transportation plans, new subdivisions, and large developments, creating bicycle lanes and walking paths directed to the location of schools and other logical points of destination and provide adequate bicycle parking, and encouraging commercial projects to include facilities on-site to encourage employees to bicycle or walk to work. • Build or fund a major transit stop within or near transit development upon consultation with applicable CTCs. • Work with the school districts to improve pedestrian and bike access to schools and to restore or expand school bus service using lower-emitting vehicles. • Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions. • Educate consumers, residents, tenants and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g., keeping tires inflated); and low or zero-emission vehicles. • Purchase, or create incentives for purchasing, low or zero-emission vehicles. • Create local "light vehicle" networks, such as neighborhood electric vehicle systems. • Enforce and follow limits idling time for 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>commercial vehicles, including delivery and construction vehicles.</p> <ul style="list-style-type: none"> • Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles. • Reduce VMT-related emissions by encouraging the use of public transit through adoption of new development standards that would require improvements to the transit system and infrastructure, increase safety and accessibility, and provide other incentives. • Project Selection: <ul style="list-style-type: none"> ○ Give priority to transportation projects that would contribute to a reduction in vehicle miles traveled per capita, while maintaining economic vitality and sustainability. ○ Separate sidewalks whenever possible, on both sides of all new street improvement projects, except where there are severe topographic or natural resource constraints. ○ Public Involvement: <ul style="list-style-type: none"> ○ Carry out a comprehensive public involvement and input process that provides information about transportation issues, projects, and processes to community members and other stakeholders, especially to those traditionally underserved by transportation services. ○ Transit and Multimodal Impact Fees: <ul style="list-style-type: none"> ○ Assess transit and multimodal impact fees for new development to fund public transportation infrastructure, bicycle infrastructure, pedestrian 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>infrastructure and other multimodal accommodations.</p> <ul style="list-style-type: none"> ○ Implement traffic and roadway management strategies to improve mobility and efficiency, and reduce associated emissions. • System Monitoring: <ul style="list-style-type: none"> ○ Monitor traffic and congestion to determine when and where new transportation facilities are needed in order to increase access and efficiency. • Arterial Traffic Management: <ul style="list-style-type: none"> ○ Modify arterial roadways to allow more efficient bus operation, including bus lanes and signal priority/preemption where necessary. • Signal Synchronization: <ul style="list-style-type: none"> ○ Expand signal timing programs where emissions reduction benefits can be demonstrated, including maintenance of the synchronization system, and will coordinate with adjoining jurisdictions as needed to optimize transit operation while maintaining a free flow of traffic. • HOV Lanes: <ul style="list-style-type: none"> ○ Encourage the construction of high-occupancy vehicle (HOV) lanes or similar mechanisms whenever necessary to relieve congestion and reduce emissions. • Delivery Schedules: <ul style="list-style-type: none"> ○ Establish ordinances or land use permit conditions limiting the hours when deliveries can be made to off-peak hours in high traffic areas. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> ○ Implement and supporting trip reduction programs. ○ Support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycles and riders, and providing incentives. ● Establish standards for new development and redevelopment projects to support bicycle use, including amending the Development Code to include standards for safe pedestrian and bicyclist accommodations, and require new development and redevelopment projects to include bicycle facilities. ● Bicycle and Pedestrian Trails: <ul style="list-style-type: none"> ○ Establish a network of multi-use trails to facilitate safe and direct off-street bicycle and pedestrian travel, and will provide bike racks along these trails at secure, lighted locations. ● Bicycle Safety Program: <ul style="list-style-type: none"> ○ Develop and implement a bicycle safety educational program to teach drivers and riders the laws, riding protocols, routes, safety tips, and emergency maneuvers. ● Bicycle and Pedestrian Project Funding: Pursue and provide enhanced funding for bicycle and pedestrian facilities and access projects. ● Bicycle Parking: <ul style="list-style-type: none"> ○ Adopt bicycle parking standards that ensure bicycle parking sufficient to accommodate 5 to 10 percent of projected use at all public and commercial facilities, and at a rate of at least one per residential unit in 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>multiple-family developments (suggestion: check language with League of American Bicyclists).</p> <ul style="list-style-type: none"> • Adopt a comprehensive parking policy to discourage private vehicle use and encourage the use of alternative transportation by incorporating the following: <ul style="list-style-type: none"> ○ Reduce the available parking spaces for private vehicles while increasing parking spaces for shared vehicles, bicycles, and other alternative modes of transportation; ○ Eliminate or reduce minimum parking requirements for new buildings; ○ “Unbundle” parking (require that parking is paid for separately and is not included in the base rent for residential and commercial space); ○ Use parking pricing to discourage private vehicle use, especially at peak times; ○ Create parking benefit districts, which invest meter revenues in pedestrian infrastructure and other public amenities; ○ Establish performance pricing of street parking, so that it is expensive enough to promote frequent turnover and keep 15 percent of spaces empty at all times; ○ Encourage shared parking programs in mixed-use and transit-oriented development areas. • Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events; 	

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Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>including:</p> <ul style="list-style-type: none"> o Promote the use of peripheral parking by increasing on-site parking rates and offering reduced rates for peripheral parking; o Encourage special event center operators to advertise and offer discounted transit passes with event tickets; o Encourage special event center operators to advertise and offer discount parking incentives to carpooling patrons, with four or more persons per vehicle for on-site parking o Promote the use of bicycles by providing space for the operation of valet bicycle parking service. <ul style="list-style-type: none"> • Parking "Cash-out" Program: <ul style="list-style-type: none"> o Require new office developments with more than 50 employees to offer a Parking "Cash-out" Program to discourage private vehicle use. • Pedestrian and Bicycle Promotion: <ul style="list-style-type: none"> o Work with local community groups and downtown business associations to organize and publicize walking tours and bicycle events, and to encourage pedestrian and bicycle modes of transportation. • Fleet Replacement: <ul style="list-style-type: none"> o Establish a replacement policy and schedule to replace fleet vehicles and equipment with the most fuel efficient vehicles practical, including gasoline hybrid and alternative fuel or electric models. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact with Congestion Program	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Conflict with Congestion Program</i></p>	<p>MM-TRA-2: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding conflict with an applicable congestion management program that are within the jurisdictions of the lead agencies, including, but not limited to, VMT, VHD and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. This measure need only be considered where it is found by the Lead Agency to be appropriate and consistent with local transportation priorities. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures such as those set forth below, or through other relevant and feasible comparable measures identified by the Lead Agency. Not all measures and/or options within each measure may apply to all jurisdictions:</p> <ul style="list-style-type: none"> • Encourage a comprehensive parking policy that prioritizes system management, increase rideshare, and telecommute opportunities, including investment in non-motorized transportation and discouragement against private vehicle use, and encouragement to maximize the use of alternative transportation: <ul style="list-style-type: none"> ◦ Advocate for a regional, market-based system to price or charge for auto trips during peak hours. 	<p>No mitigation applies. As of August 28, 2019, the provisions of the CMP no longer apply to any of the jurisdictions in Los Angeles County, including the City of Los Angeles.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> ○ Ensure that new developments incorporate both local and regional transit measures into the project design that promote the use of alternative modes of transportation. ○ Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where traffic signals or streetlights are installed, require the use of Light Emitting Diode (LED) technology or similar technology. ○ Encourage the use of car-sharing programs. Accommodations for such programs include providing parking spaces for the car-share vehicles at convenient locations accessible by public transportation. ○ Reduce VHDs, especially daily heavy-duty truck vehicle hours of delay, through goods movement capacity enhancements, system management, increasing rideshare and work-at-home opportunities to reduce demand on the transportation system, investments in non-motorized transportation, maximizing the benefits of the land use-transportation connection and key transportation investments targeted to reduce heavy-duty truck delay. ● Determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>Develop a construction management plan that include the following items and requirements, if determined feasible and applicable by the Lead Agency:</p> <ul style="list-style-type: none"> o A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. o Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur. o Location of construction staging areas for materials, equipment, and vehicles at an approved location. o A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The Lead Agency shall be informed who the Manager is prior to the issuance of the first permit. o Provision for accommodation of pedestrian flow. o As necessary, provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on street spaces. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> o Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the project sponsor's expense., within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, r Repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the Lead Agency (or other appropriate government agency) and/or photo documentation, at the sponsor's expense, before the issuance of a Certificate of Occupancy. o Any heavy equipment brought to the construction site shall be transported by truck, where feasible. o No materials or equipment shall be stored on the traveled roadway at any time. o Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion. o All equipment shall be equipped with mufflers. o Prior to the end of each work-day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.</p> <ul style="list-style-type: none"> o Promote “least polluting” ways to connect people and goods to their destinations. • Create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling and walking, by incorporating the following, if determined feasible and applicable by the Lead Agency: <ul style="list-style-type: none"> o Ensure transportation centers are multi-modal to allow transportation modes to intersect. o Provide adequate and affordable public transportation choices, including expanded bus routes and service, as well as other transit choices such as shuttles, light rail, and rail. o To the extent feasible, extend service and hours of operation to underserved arterials and population centers or destinations such as colleges. o Focus transit resources on high-volume corridors and high-boarding destinations such as colleges, employment centers and regional destinations. o Coordinate schedules and routes across service lines with neighboring transit authorities. o Support programs to provide “station cars” for short trips to and from transit nodes (e.g., neighborhood electric 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>vehicles).</p> <ul style="list-style-type: none"> ○ Study the feasibility of providing free transit to areas with residential densities of 15 dwelling units per acre or more, including options such as removing service from less dense, underutilized areas to do so. ○ Employ transit-preferential measures, such as signal priority and bypass lanes. Where compatible with adjacent land use designations, right-of-way acquisition or parking removal may occur to accommodate transit-preferential measures or improve access to transit. The use of access management shall be considered where needed to reduce conflicts between transit vehicles and other vehicles. ○ Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets. ○ Use park-and-ride facilities to access transit stations only at ends of regional transit ways or where adequate feeder bus service is not feasible. ● Upgrade and maintain transit system infrastructure to enhance public use, if determined feasible and applicable by the Lead Agency, including: <ul style="list-style-type: none"> ○ Ensure transit stops and bus lanes are safe, convenient, clean and efficient. ○ Ensure transit stops have clearly marked street-level designation, and are accessible. 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> ○ Ensure transit stops are safe, sheltered, benches are clean, and lighting is adequate. ○ Place transit stations along transit corridors within mixed-use or transit-oriented development areas at intervals of three to four blocks, or no less than one-half mile. ● Enhance customer service and system ease-of-use, if determined feasible and applicable by the Lead Agency, including: <ul style="list-style-type: none"> ○ Develop a Regional Pass system to reduce the number of different passes and tickets required of system users. ○ Implement “Smart Bus” technology, using GPS and electronic displays at transit stops to provide customers with “real-time” arrival and departure time information (and to allow the system operator to respond more quickly and effectively to disruptions in service). ○ Investigate the feasibility of an on-line trip-planning program. ● Prioritize transportation funding to support a shift from private passenger vehicles to transit and other modes of transportation, if determined feasible and applicable by the Lead Agency, including: <ul style="list-style-type: none"> ○ Give funding preference to improvements in public transit over other new infrastructure for private automobile traffic. ○ Before funding transportation improvements that increase roadway capacity and VMT, evaluate the feasibility and effectiveness of funding 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>projects that support alternative modes of transportation and reduce VMT, including transit, and bicycle and pedestrian access.</p> <ul style="list-style-type: none"> • Promote ride sharing programs, if determined feasible and applicable by the Lead Agency, including: <ul style="list-style-type: none"> ○ Designate a certain percentage of parking spaces for ride-sharing vehicles. ○ Designate adequate passenger loading, unloading, and waiting areas for ride-sharing vehicles. ○ Provide a web site or message board for coordinating shared rides. ○ Encourage private, for-profit community car-sharing, including parking spaces for car share vehicles at convenient locations accessible by public transit. ○ Hire or designate a rideshare coordinator to develop and implement ridesharing programs. • Support voluntary, employer-based trip reduction programs, if determined feasible and applicable by the Lead Agency, including: <ul style="list-style-type: none"> ○ Provide assistance to regional and local ridesharing organizations. ○ Advocate for legislation to maintain and expand incentives for employer ridesharing programs. ○ Require the development of Transportation Management Associations for large employers and commercial/ industrial complexes. ○ Provide public recognition of effective 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>programs through awards, top ten lists, and other mechanisms.</p> <ul style="list-style-type: none"> • Implement a “guaranteed ride home” program for those who commute by public transit, ride-sharing, or other modes of transportation, and encourage employers to subscribe to or support the program. • Encourage and utilize shuttles to serve neighborhoods, employment centers and major destinations. • Create a free or low-cost local area shuttle system that includes a fixed route to popular tourist destinations or shopping and business centers. • Work with existing shuttle service providers to coordinate their services. • Facilitate employment opportunities that minimize the need for private vehicle trips, including: <ul style="list-style-type: none"> ○ Amend zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations. ○ Encourage telecommuting options with new and existing employers, through project review and incentives, as appropriate. • Enforce state idling laws for commercial vehicles, including delivery and construction vehicles. • Organize events and workshops to promote GHG-reducing activities. • Implement a Parking Management Program to discourage private vehicle use, including: <ul style="list-style-type: none"> ○ Encouraging carpools and vanpools with preferential parking and a reduced 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p>Inadequate Access Impair or Interfere with Emergency Response or</p>	<p>parking fee.</p> <ul style="list-style-type: none"> ○ Institute a parking cash-out program. ○ Renegotiate employee contracts, where possible, to eliminate parking subsidies. ○ Install on-street parking meters with fee structures designed to discourage private vehicle use. ○ Establish a parking fee for all single-occupant vehicles. <ul style="list-style-type: none"> ● Work with school districts to improve pedestrian and bicycle to schools and restore school bus service ● Encourage the use of bicycles to transit facilities by providing bicycle parking lockers facilities and bike land access to transit facilities. ● Monitor traffic congestion to determine where and when new transportation facilities are needed to increase access and efficiency. ● Develop and implement a bicycle and pedestrian safety educational program to teach drivers and riders the laws, riding protocols, safety tips, and emergency maneuvers. ● Synchronize traffic signals to reduce congestion and air quality. ● Work with community groups and business associations to organize and publicize walking tours and bicycle events. ● Support legislative efforts to increase funding for local street repair. 	
	<p>MM-TRA-5: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing impacts to emergency access that are in the jurisdiction and responsibility</p>	<p>The Project already substantially conforms to this mitigation measure. Emergency access would be provided by the existing street system, and the Project would be subject to the City's existing regulations that require the Project to comply with the Fire Code and</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Evacuation Plan</i></p>	<p>of fire departments, local enforcement agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider improving emergency access and ensuring compliance with the provisions of the county and city general plan, Emergency Evacuation Plan, and other regional and local plans establishing access during emergencies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Prior to construction, project implementation agencies can and should ensure that all necessary local and state road and railroad encroachment permits are obtained. The project implementation agency can and should also comply with all applicable conditions of approval. As deemed necessary by the governing jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction. Traffic control plans can and should include the following requirements: <ul style="list-style-type: none"> ○ Identification of all roadway locations where special construction techniques (e.g., directional drilling or night construction) would be used to minimize impacts to traffic flow. ○ Development of circulation and detour plans to minimize impacts to local street circulation. This may include the 	<p>LAMC emergency access requirements. Additionally, the LAFD would require the Project Applicant to prepare an emergency response plan that would address the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, and locations of nearest hospitals and fire departments. Therefore, no mitigation measures are required.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>use of signing and flagging to guide vehicles through and/or around the construction zone.</p> <ul style="list-style-type: none"> o Scheduling of truck trips outside of peak morning and evening commute hours. o Limiting of lane closures during peak hours to the extent possible. o Usage of haul routes minimizing truck traffic on local roadways to the extent possible. o Inclusion of detours for bicycles and pedestrians in all areas potentially affected by project construction. o Installation of traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones. o Development and implementation of access plans for highly sensitive land uses such as police and fire stations, transit stations, hospitals, and schools. The access plans would be developed with the facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions can and should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. Notify in advance the facility owner or operator of the timing, location, and duration of construction activities and the locations of detours and lane closures. o Storage of construction materials only 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>in designated areas.</p> <ul style="list-style-type: none"> • Coordination with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary. Ensure the rapid repair of transportation infrastructure in the event of an emergency through cooperation among public agencies and by identifying critical infrastructure needs necessary for: a) emergency responders to enter the region, b) evacuation of affected facilities, and c) restoration of utilities. • Enhance emergency preparedness awareness among public agencies and with the public at large. • Provision for collaboration in planning, communication, and information sharing before, during, or after a regional emergency through the following: <ul style="list-style-type: none"> ○ Incorporate strategies and actions pertaining to response and prevention of security incidents and events as part of the on-going regional planning activities. ○ Provide a regional repository of GIS data for use by local agencies in emergency planning, and response, in a standardized format. ○ Enter into mutual aid agreements with other local jurisdictions, in coordination with the California OES, in the event that an event disrupts the jurisdiction's ability to function. 	
<p>Utilities and Service Systems (USS) Require New Water or Wastewater Treatment Facilities</p>	<p>MM-USS-3: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable</p>	<p>The Project already substantially conforms to this mitigation measure. As discussed in the <u>Wastewater and Water Utility Infrastructure Technical Report</u> (attached as</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Require New or Expanded Entitlements for Water Supply</i></p>	<p>of avoiding or reducing the significant effects on utilities and service systems, particularly for construction of storm water drainage facilities including new transportation and land use projects that are within the responsibility of local jurisdictions including the Riverside, San Bernardino, Los Angeles, Ventura, and Orange Counties Flood Control District, and County of Imperial. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures, as applicable and feasible. These mitigation measures are within the responsibility of the Lead Agencies and Regional Water Quality Control Boards of (Regions 4, 6, 8, and 9) pursuant to the provisions of the National Flood Insurance Act, stormwater permitting requirements for stormwater discharges for new constructions, the flood control act, and Urban Waste Management Plan.</p> <p>Such mitigation measures, or other comparable measures, capable of avoiding or reducing significant impacts on the use of existing storm water drainage facilities and can and should be adopted where Lead Agencies identify significant impacts on new storm water drainage facilities.</p>	<p>Appendix C), the Project would comply with the City's LID design standards (formally provided above as RCM-HYD-1. To facilitate this, the proposed stormwater BMP that is considered is bio-infiltration flow-through planters. The entirety of the building's roof drains will be diverted to the bio-infiltration flow-through planters and the overflow discharge will be discharged to Maubert Avenue via a curb drain or parkway drain, similar to existing conditions. Post-dedication, the total site area is approximately 0.76 acres in size. Based on an approximate impervious area percentage of 99%, the volume mitigated is 2,450 cubic feet. The proposed stormwater treatment system will be designed to both accommodate the required volume mitigated as well as limit the post-construction discharge to avoid on-site or off-site flooding and to not exceed the capacity of the existing adjacent public street and downstream stormwater facilities. As such, the Project would not require the construction of new off-site stormwater drainage facilities or expansion of existing facilities, and impacts would be less than significant.</p>
	<p>MM-JUSS-4: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on water supplies from existing entitlements requiring new or expanded services in the vicinity of HQTAs that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the</p>	<p>The Project already substantially conforms to this mitigation measure. To ensure that the Project reduces its projected water demand to the extent feasible, the Project would be required to comply with Ordinance No. 170,978 (Landscape Ordinance), which imposes numerous water conservation measures in landscaping, installation, and maintenance.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with EO B-29-15, provisions of the Porter –Cologne Water Quality Control Act, California Domestic Water Supply Permit requirements, and applicable County, City or other Local provisions. Such measures may include the following or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> • Reduce exterior consumptive uses of water in public areas, and should promote reductions in private homes and businesses, by shifting to drought-tolerant native landscape plantings (xeriscaping), using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives. • Promote the availability of drought-resistant landscaping options and provide information on where these can be purchased. Use of reclaimed water especially in median landscaping and hillside landscaping can and should be implemented where feasible. • Implement water conservation best practices such as low-flow toilets, water-efficient clothes washers, water system audits, and leak detection and repair. • Ensure that projects requiring continual dewatering facilities implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes, to the greatest extent possible, adverse impacts on 	<p>In addition, the Project would be required to design its building and landscaping to achieve 25 percent less water usage than the average household in the region as part of the CEQA exemption process. The Project would include PDF-EN-1, which has been provided above. As discussed in the <u>Energy and Water Efficiency Compliance Report</u> (included as Appendix H), the Project's inclusion of the measures provided in PDF-EN-1 would ensure that the Project is 15 percent more energy efficient than the Title 24 standards and would achieve approximately 79 percent less water usage than the average household in the region.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
<p><i>Landfill with Sufficient Capacity</i></p>	<p>groundwater for the life of the project. Comply with appropriate building codes and standard practices including the Uniform Building Code.</p> <ul style="list-style-type: none"> • Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimized new impervious surfaces to the greatest extent possible, including the use of in-lieu fees and off-site mitigation. • Avoid designs that require continual dewatering where feasible. Where feasible, do not site transportation facilities in groundwater recharge areas, to prevent conversion of those areas to impervious surface. <p>MM-JUSS-6: Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects to serve landfills with sufficient permitted capacity to accommodate solid waste disposal needs, in which 75 percent of the waste stream be recycled and the responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project that has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance pursuant to the provisions of the Solid Waste Diversion Goals and Integrated Waste Management Plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency:</p>	<p>The Project already substantially conforms to this mitigation measure. The Project would comply with the City of Los Angeles Green Building Code, which requires the recycling and/or salvaging of 65 percent of non-hazardous construction and demolition waste. Project construction waste would be hauled by permitted haulers and taken only to City-certified construction and demolition (C&D) processing facilities that are monitored for compliance with existing regulations (formally provided as RCM-USS-1, further below). Project-generated C&D waste would represent a very small portion of the waste disposal capacity in the region. In addition, waste generated by the Project would be subject to State and local recycling and waste diversion strategies and policies including the City's Zero Waste Plan goal of achieving a 90 percent solid waste diversion rate by 2025.</p>

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<ul style="list-style-type: none"> • Integrate green building measures consistent with CALGreen (California Building Code Title 24) into project design including, but not limited to the following: <ul style="list-style-type: none"> ○ Reuse and minimization of construction and demolition (C&D) debris and diversion of C&D waste from landfills to recycling facilities. ○ Inclusion of a waste management plan that promotes maximum C&D diversion. ○ Source reduction through (1) use of materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4) use of reclaimed materials, and (5) use of structural materials in a dual role as finish material (e.g., stained concrete flooring, unfinished ceilings, etc.). ○ Reuse of existing structure and shell in renovation projects. ○ Design for deconstruction without compromising safety. ○ Design for flexibility through the use of moveable walls, raised floors, modular furniture, moveable task lighting and other reusable building components. ○ Development of indoor recycling program and space. ○ Discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, site landfills with an 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities.</p> <ul style="list-style-type: none"> o Locally generated waste should be disposed of regionally, considering distance to disposal site. Encourage disposal near where the waste originates as much as possible. Promote green technologies for long-distance transport of waste (e.g., clean engines and clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with SCAQMD and 2016 RTP/SCS policies can and should be required. o Encourage waste reduction goals and practices and look for opportunities for voluntary actions to exceed the 50 percent waste diversion target. o Encourage the development of local markets for waste prevention, reduction, and recycling practices by supporting recycled content and green procurement policies, as well as other waste prevention, reduction and recycling practices. o Develop ordinances that promote waste prevention and recycling activities such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and developing opportunities to divert food waste away from landfills and toward 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
	<p>food banks and composting facilities.</p> <ul style="list-style-type: none"> ○ Develop alternative waste management strategies such as composting, recycling, and conversion technologies. ○ Develop and site composting, recycling, and conversion technology facilities that have minimum environmental and health impacts. ○ Require the reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). ○ Integrate reuse and recycling into residential industrial, institutional and commercial projects. ○ Provide recycling opportunities for residents, the public, and tenant businesses. ○ Provide education and publicity about reducing waste and available recycling services. ○ Continue to adopt programs to comply with state solid waste diversion rate mandates and, where possible, encourage further recycling to exceed these rates. ○ Implement or expand city or county-wide recycling and composting programs for residents and businesses. This could include extending the types of recycling services offered (e.g., to include food and green waste recycling) and providing public education and 	

**Table A3-1
Mitigation Measures from Prior EIR (SCAG's 2016-2040 RTP/SCS)**

Impact	SCAG 2016-2040 RTP/SCS Mitigation Measures (implemented by lead agency)	Applicability to the Project
Source: Southern California Association of Governments, <i>Final 2016 2016-2040 RTP/SCS Program Environmental Impact Report, Mitigation Monitoring and Reporting Program, April 2016.</i>	publicity about recycling services.	

**Table A3--2
Mitigation Measures from Prior EIR (Hollywood Community Plan Revision Final EIR (July 1988))**

Impact	Hollywood Community Plan Revision Final EIR (July 1988) Mitigation Measures	Applicability to the Project
Aesthetics and Urban Design Aesthetics	Preservation of historically and architecturally significant neighborhoods through Specific Plans or the Historic Preservation Overlay Zone (HPOZ).	No mitigation applies. PRC Section 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment."
Aesthetics	Development Standards for all land uses addressing street trees.	No mitigation applies. PRC Section 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment."
Aesthetics	Commercial Development Standards (parking, screening, landscaping, access, etc.).	No mitigation applies. PRC Section 21099, enacted by Senate Bill 743, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment."
Aesthetics	Residential Development Standards, addressing hillside areas and multi-family housing (setbacks,	No mitigation applies. PRC Section 21099, enacted by Senate Bill 743, provides that "aesthetic and parking

**Table A3--2
Mitigation Measures from Prior EIR (Hollywood Community Plan Revision Final EIR (July 1988))**

Impact	Hollywood Community Plan Revision Final EIR (July 1988) Mitigation Measures	Applicability to the Project
	lot coverage, dedications, open space, etc.).	impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.”
Aesthetics	Neighborhood Plans and Improvement Districts. The Proposed Plan should allow for specific standards on a neighborhood basis for both commercial and residential areas.	No mitigation applies. PRC Section 21099, enacted by Senate Bill 743, provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.”
Air Quality		
Air Quality	Construction-related emissions to be reduced through implementation of dust control measures such as wetting.	No mitigation applies. The City has determined that the existing regulatory measure, provided above as RCM-AQ-3, would apply to the Project and is equal to or more effective than this measure.
Air Quality	Implementation of Transportation Specific Plan.	No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.
Drainage		
Drainage	On a project basis, compliance with provisions of the Flood Hazard Management Specific Plan and any additional requirements identified by the Bureau of Engineering.	No mitigation applies. The Project is not located within the boundaries of the Flood Hazard Management Specific Plan, and therefore this mitigation measure would not be applicable to the Project.
Earth		
Earth	Compliance with the Seismic Safety Element and other City Building Code requirements regarding earth moving and grading.	The Project already substantially conforms to this mitigation measure, because the Project would be required to comply with the existing building regulations associated with the City of Los Angeles Building Code, which incorporates the Uniform Building Code (UBC) and California Building Code (CBC), formally provided as RCM-GEO-1, provided above. A Geotechnical Report was conducted for the Project Site (attached as Appendix G). As with any new development in the State of California, building design and construction are required to conform to the current seismic design provisions of the City’s Building Code, which incorporates relevant

**Table A3--2
Mitigation Measures from Prior EIR (Hollywood Community Plan Revision Final EIR (July 1988))**

Impact	Hollywood Community Plan Revision Final EIR (July 1988) Mitigation Measures	Applicability to the Project
Earth	Require that all projects use the practices identified in the Department of City Planning's "Planning Guidelines Grading Manual."	provisions of the 2016 CBC. The 2016 CBC, as amended by the City's Building Code, incorporates the latest seismic design standards for structural loads and materials to provide for the latest in earthquake safety. Conformance with the 2016 CBC requirements would reduce the potential for structures on the Project Site to sustain damage during an earthquake event, and would ensure that the Project would not expose people or structures to substantial adverse effects associated with seismic ground shaking to any greater extent than other properties in the Southern California region. Further, the Project's construction activities would require grading, excavation, and foundation permits or approvals from the City of Los Angeles, which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels.
Energy and Utilities Energy	Compliance with conservation requirements contained in the California Administrative Code, Title 24, Building Standards.	The Project already substantially conforms to this mitigation measure, because the Project would be required to comply with the existing building regulations associated with the City of Los Angeles Building Code, which incorporates the Uniform Building Code (UBC) and California Building Code (CBC), formally provided as RCM-GEO-1, above. Further, the Project's construction activities would require grading, excavation, and foundation permits or approvals from the City of Los Angeles, which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels.
		The Project already substantially conforms to this mitigation measure, as the Project would include PDF-EN-1, which has been provided above. As discussed in the <u>Energy and Water Efficiency Compliance Report</u> (included as Appendix H), the Project's inclusion of the measures provided in PDF-EN-1 would ensure that the Project is 15 percent more energy efficient than the Title

**Table A3--2
Mitigation Measures from Prior EIR (Hollywood Community Plan Revision Final EIR (July 1988))**

Impact	Hollywood Community Plan Revision Final EIR (July 1988) Mitigation Measures	Applicability to the Project
Utilities	<p>Development should be permitted when phased with improvements in the local sewer system, as well as programmed improvements at the Hyperion Treatment Plant. Phasing of development should be undertaken for all communities within the Hyperion service area. Similar to the Proposed Plan, population holding capacities in each area should be consistent with SCAG growth forecast</p>	<p>24 standards and would achieve approximately 79 percent less water usage than the average household in the region.</p> <p>No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.</p>
Utilities	<p>The Proposed Plan should encourage a variety of waste reduction techniques. These, as a minimum, will include separation, recycling and composting. Growth in the Plan area must also be tied directly to Citywide and Countywide Solid Waste Management Plans, where development will need to be kept in balance with available landfill capacity in combination with other solid waste disposal technologies. According to the most recent assessment of solid waste needs by the Bureau of Sanitation and the County Department of Public Works (1/88), available landfill capacity in the City of Los Angeles will be exhausted in 1997 and countywide there will be significant shortfalls by 1992. Thus, mitigation of plan area solid waste impacts must address new landfills or alternatives</p>	<p>The Project already substantially conforms to this mitigation measure, as the Project would comply with RCM-USS-1, provided below:</p> <p>The Project would comply with the following Regulatory Compliance Measure:</p> <p>RCM-USS-1: The Project would comply with the City of Los Angeles Green Building Code, which requires the recycling and/or salvaging of 65 percent of non-hazardous construction and demolition waste. Project construction waste would be hauled by permitted haulers and taken only to City-certified construction and demolition (C&D) processing facilities that are monitored for compliance with existing regulations. Project-generated C&D waste would represent a very small portion of the waste disposal capacity in the region. In addition, waste generated by the Project would be subject to State and local recycling and waste diversion strategies and policies including the City's Zero Waste Plan goal of achieving a 90 percent solid waste diversion rate by 2025.</p>

**Table A3--2
Mitigation Measures from Prior EIR (Hollywood Community Plan Revision Final EIR (July 1988))**

Impact	Hollywood Community Plan Revision Final EIR (July 1988) Mitigation Measures	Applicability to the Project
Utilities	<p>The Proposed Plan should encourage the use of water conservation measures consistent with the Department of Water and Power's Urban Water Management Plan.</p>	<p>The Project already substantially conforms to this mitigation measure. To ensure that the Project reduces its projected water demand to the extent feasible, the Project would be required to comply with Ordinance No. 170,978 (Landscape Ordinance), which imposes numerous water conservation measures in landscaping, installation, and maintenance.</p> <p>In addition, the Project would include PDF-EN-1, which has been provided above. As discussed in the Energy and Water Efficiency Compliance Report (included as Appendix H), the Project's inclusion of the measures provided in PDF-EN-1 would ensure that the Project is 15 percent more energy efficient than the Title 24 standards and would achieve approximately 79 percent less water usage than the average household in the region.</p>
<p>Historic and Cultural Resources Historic and Cultural Resources</p>	<p>An historic and architectural survey of the Plan revision area should be prepared. Based on the findings of the survey, specific plans and/or Historic Preservation Overlay Zones should be adopted. Also, the designation of individual structures as Cultural-Historic Monuments through the Cultural Heritage Commission should [sic] sought.</p>	<p>No mitigation applies. This measure is partially directed towards the City and does not apply to individual development projects. In addition, a <u>Historical Resource Evaluation Report</u> was prepared for the Project Site (attached as Appendix F), which satisfies the requirements set forth in MM-CUL-2. The historic report included an evaluation of all buildings on the Project Site as individual potential historic resources subject to CEQA and concluded that none of the buildings or properties appear to be eligible for listing in the National Register of Historic Places or California Register of Historical Resources, or for designation as a Los Angeles Historic-Cultural Monument. Therefore, the Project would not involve the demolition, relocation, or alteration of any historical resources, and the Project would have no direct impacts on any historical resources, and no mitigation measures would be required.</p>

**Table A3--2
Mitigation Measures from Prior EIR (Hollywood Community Plan Revision Final EIR (July 1988))**

Impact	Hollywood Community Plan Revision Final EIR (July 1988) Mitigation Measures	Applicability to the Project
Land Use		
Land Use	Implementation of a Transportation Specific Plan, transportation and circulation improvements, as well as development standards to ensure that land use capacity and transportation service are in balance and that land use conflicts and incompatibilities are minimized.	No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.
Noise		
Noise	On a project basis, construction-related activities should be limited to daytime hours. These activities should comply with the provisions of City Ordinance No. 144,331. Construction equipment should be properly fitted with noise attenuation devices.	No mitigation applies. PRC Section 21155.1 does not address noise, and therefore, under PRC Section 21155.1, transit priority projects are not required to evaluate the effects of noise. However, a Noise Technical Report was prepared for the Project, for informational purposes only (attached as Appendix J). As stated in the Noise Technical Report, the Project would comply with RCM-NOI-1 and RCM-NOI-2, provided above, which would ensure that construction noise impacts are less than significant.
Noise	Development standards for residential should address site plans and building layouts to minimize noise impacts.	No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.
Plant and Animal Life		
Plant and Animal Life	Compliance with grading regulations and use of "unitized" grading procedures to reduce impacts on remaining natural areas.	The Project is located in a developed, urban area and would be replacing existing land uses. The Project would not be developed on open space or other natural area. In addition, the Project would comply with RCM-GEO-1 and RCM-GEO-2, provided above, which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels.
Population and Housing		
Population and Housing	Non-residential development levels in either the revision area or the redevelopment area should be reduced to achieve a better a jobs-housing balance in the Community Plan area.	No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.
Public Services		

Table A3--2 Mitigation Measures from Prior EIR (Hollywood Community Plan Revision Final EIR (July 1988))

Impact	Hollywood Community Plan Revision Final EIR (July 1988) Mitigation Measures	Applicability to the Project
Fire Protection	Compliance with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan	<p>The Project already substantially conforms to this mitigation measure through its compliance with RCM-PS-1, provided above.</p> <p>In addition, the City requires that plans for building construction, fire flow requirements, fire protection devices (e.g. sprinklers and alarms), fire hydrants and spacing, and fire access (including ingress/egress), turning radii, driveway width, and grading would be prepared for review and approval by the LAFD. The Project is not expected to result in a substantial increase in demand for additional fire protection services that would exceed the capability of the LAFD, such that it would require the construction of a new fire station. Further, even if a new fire station, or the expansion of an existing station, was determined to be warranted by LAFD, the Project area is highly developed, and the site of a new fire station or expansion of an existing station would likely be on an infill lot that would likely be less than one acre in size.</p>
Schools	Expand facilities on current sites. Allow residential development only in areas where there is remaining enrollment capacity.	No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.
Parks	Provide neighborhood-oriented recreation at Griffith Park. Use school yards. Develop pocket parks. Require dedication of usable open space as part of new residential developments.	No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.
Police Services	Over the life of the plan, assign additional personnel consistent with Police Department policy and budgetary constraints.	No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.
Transportation and Circulation		
Transportation and Circulation	Prepare a Transportation Specific Plan to implement operational and physical improvements in the Plan area, including: ATSAAC. peak period parking restrictions, one-way couplets, reversible lane operations, street widening, jog eliminations,	No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.

**Table A3--2
Mitigation Measures from Prior EIR (Hollywood Community Plan Revision Final EIR (July 1988))**

Impact	Hollywood Community Plan Revision Final EIR (July 1988) Mitigation Measures	Applicability to the Project
Transportation and Circulation	<p>and localized intersection improvements.</p> <p>Transportation Systems Management and Transportation Demand Management plans should be developed and implemented for large scale commercial developments and employers in the Community Plan area.</p>	<p>No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.</p>
Transportation and Circulation	<p>Future office development in the Redevelopment Area should be limited to a level similar to that contained in the redevelopment Project EIR's 20-year market-based forecasts, at least until steps are taken to implement major street system improvements in excess of improvements feasible within existing rights-of-way.</p>	<p>No mitigation applies. This measure is directed towards the City and does not apply to individual development projects.</p>

Source: *Hollywood Community Plan Revision Final EIR, July 1998.*

Appendix B-1

Transportation Impact Study

**TRANSPORTATION IMPACT STUDY
FOR THE
MAUBERT RESIDENTIAL PROJECT**

HOLLYWOOD, CALIFORNIA

MAY 2019

PREPARED FOR

MAUBERT LA VI, LLC

PREPARED BY



**TRANSPORTATION IMPACT STUDY
FOR THE
MAUBERT RESIDENTIAL PROJECT
HOLLYWOOD, CALIFORNIA**

May 2019

Prepared for:

MAUBERT LA VI, LLC

Prepared by:

GIBSON TRANSPORTATION CONSULTING, INC.

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Table of Contents

- 1. Introduction..... 1
 - Project Description 1
 - Project Location 1
 - Traffic Analysis Methodology..... 2
 - Impact Criteria and Significance Thresholds..... 4
 - Additional Traffic Analyses 5
 - Organization of Report..... 8

- 2. Existing Conditions..... 13
 - Study Area 13
 - Existing Street System..... 14
 - Existing Transit System 17
 - Bicycle and Pedestrian Network..... 18
 - Vision Zero 19
 - Existing Traffic Volumes and Levels of Service 20

- 3. Future without Project Conditions..... 29
 - CEQA Guidelines Regarding Future Traffic Conditions..... 29
 - Ambient Traffic Growth 30
 - Related Projects..... 30
 - Future Improvements..... 33
 - Future without Project Intersection Levels of Service 35

- 4. Project Traffic 43
 - Project Description 43
 - Project Trip Generation..... 43
 - Project Trip Distribution..... 44
 - Project Trip Assignment..... 45

- 5. Existing with Project Conditions..... 53
 - Existing with Project Traffic Volumes 53
 - Existing with Project Intersection Levels of Service 53
 - Summary 53

- 6. Future with Project Conditions 58
 - Future with Project Traffic Volumes..... 58
 - Future with Project Intersection Levels of Service 58
 - Summary 58

- 7. Congestion Management Program Analysis 63
 - TIA Guidelines..... 63
 - Arterial Monitoring Station Analysis..... 64
 - Freeway Segment Analysis 65
 - Regional Transit System Analysis 65

- 8. Site Access and Circulation 67

Table of Contents, cont.

Vehicles.....	67
Pedestrian and Bicycles.....	67
9. Summary and Conclusions.....	68

References

- Appendix A: Memorandum of Understanding
- Appendix B: Intersection Lane Configurations
- Appendix C: Traffic Counts
- Appendix D: Level of Service Worksheets

List of Figures

NO.

1	Project Site Plan.....	9
2	Study Area	10
3	Existing Transit Service.....	22
4	Existing Conditions (Year 2019) Peak Hour Traffic Volumes.....	23
5	Locations of Related Projects	36
6	Related Project-Only Peak Hour Traffic Volumes	37
7	Future without Project Conditions (Year 2022) Peak Hour Traffic Volumes	39
8A	Trip Distribution – Existing Uses	46
8B	Trip Distribution – Proposed Project	48
9	Net Project-Only Peak Hour Traffic Volumes.....	50
10	Existing with Project Conditions (Year 2019) Peak Hour Traffic Volumes	55
11	Future with Project Conditions (Year 2022) Peak Hour Traffic Volumes	60

List of Tables

NO.

1	Study Intersections.....	11
2	Level of Service Definitions for Intersections	12
3	Existing Transit Service in Study Area	25
4A	Transit System Capacity in Project Vicinity – Morning Peak Hour	26
4B	Transit System Capacity in Project Vicinity – Afternoon Peak Hour	27
5	Existing Conditions (Year 2019) Significant Impact Analysis	28
6	Related Projects.....	41
7	Future without Project Conditions (Year 2022) Significant Impact Analysis.....	42
8	Project Trip Generation	52
9	Existing with Project Conditions (Year 2019) Significant Impact Analysis.....	57
10	Future with Project Conditions (Year 2022) Significant Impact Analysis.....	62

Chapter 1

Introduction

This study presents the transportation impact analysis for the Maubert residential project (Project) located in the *Vermont/Western Transit Oriented District Specific Plan* (Los Angeles Department of City Planning, 2001) area and the *Hollywood Community Plan* (Los Angeles Department of City Planning, 1988) area of the City of Los Angeles (City). The methodology and base assumptions used in the analysis were established in conjunction with the Los Angeles Department of Transportation (LADOT).

PROJECT DESCRIPTION

The Project would replace three existing multi-family residential buildings that contain a total of 14 dwelling units with a new eight-story residential building that would include up to 153 dwelling units and residential amenities. Parking for the Project would be provided within an on-site parking garage with access provided via one full access driveway along Maubert Avenue and one limited access (left-turn-only ingress and egress movements) driveway along the adjacent one-way alley.

The conceptual Project Site plan is shown in Figure 1.

PROJECT LOCATION

Generally, the Project Site is bounded by a one-way alley to the north, multi-family residential uses to the east, Maubert Avenue to the south, and a surface parking lot for a bank to the west. Other nearby uses include commercial uses and multifamily residential developments. The Project Site is approximately 1.10 miles northeast of the Hollywood Freeway (US 101), which provides regional access between downtown Los Angeles (approximately 4.0 miles southeast)

and the San Fernando Valley (approximately 8.0 miles northwest). Regional and local access to the Project Site is primarily provided by Vermont Avenue, Hollywood Boulevard, and Sunset Boulevard.

The Project Site is located less than 500 feet northeast of the Los Angeles County Metropolitan Transportation Authority's (Metro) Vermont/Sunset Station that serves Metro's Red Line subway, which travels between Union Station in downtown Los Angeles and North Hollywood in the San Fernando Valley at 10-minute intervals during the commuter peak periods. Additionally, transit bus service is provided throughout the Study Area by Metro and LADOT's Downtown Area Shuttle (DASH) service.

TRAFFIC ANALYSIS METHODOLOGY

Study Scope and Analysis Conditions

The scope of analysis for this study was developed in consultation with LADOT. The base assumptions and technical methodologies (i.e., trip generation, study locations, analysis methodology, etc.) were identified as part of the study approach and were outlined in a Memorandum of Understanding (MOU) dated March 21, 2019, which was reviewed and approved by LADOT. A copy of the signed MOU is provided in Appendix A.

This study analyzed the potential Project-generated transportation impacts on the street system in the vicinity of the Project Site as compared to existing conditions and projected future conditions at the time the Project is expected to be occupied (Year 2022). Potential intersection impacts were evaluated for typical weekday morning (7:00 AM to 10:00 AM) and afternoon (3:00 PM to 6:00 PM) peak periods. A total of 10 study intersections in the vicinity of the Project Site were selected for detailed traffic analysis. They are listed in Table 1 and shown in Figure 2.

Consistent with *Transportation Impact Study Guidelines* (LADOT, December 2016), the following traffic conditions were developed and analyzed as part of this study:

- Existing Conditions (Year 2019) – The analysis of existing traffic conditions provides a basis for the assessment of future traffic conditions. The Existing Conditions analysis

includes a description of key area streets and highways, traffic volumes and current operating conditions, and transit service in the Study Area. For the purposes of this analysis, the Existing Conditions in this transportation impact study reflect conditions as of the time MOU was approved in 2019. Fieldwork (lane configurations and signal phasing) for the analyzed intersections is provided in Appendix B. Intersection turning movement counts were collected at each of the selected study intersections during the weekday morning (7:00 AM to 10:00 AM) and afternoon (3:00 PM to 6:00 PM) peak periods, and the detailed traffic count worksheets are provided in Appendix C. Detailed level of service (LOS) worksheets are provided in Appendix D.

- Existing with Project Conditions (Year 2019) – This analysis condition projects the potential intersection operating conditions that could be expected if the Project were built under existing conditions. This analysis evaluates the potential Project-related transportation impacts as compared to Existing Conditions.
- Future without Project Conditions (Year 2022) – This analysis condition projects the potential intersection operating conditions that could be expected as a result of regional growth and related project traffic in the Study Area by Year 2022. This analysis provides the conditions by which the Project impacts are evaluated in the future at full buildout. This scenario includes roadway improvements constructed by other projects in the Study Area that will be in place prior to Project occupancy.
- Future with Project Conditions (Year 2022) – This analysis condition projects the potential intersection operating conditions that could be expected if the Project were occupied in the projected buildout year. In this scenario, the traffic generated by the Project is added to Future without Project Conditions.

Signalized Intersection Analysis Methodology

Intersection capacity has been analyzed using the “Critical Movement Analysis (CMA) – Planning” (*Transportation Research Circular No. 212, Interim Materials on Highway Capacity*, Transportation Research Board, 1980) methodology in accordance with *Transportation Impact Study Guidelines*. The CMA methodology was implemented using LADOT’s Calcadb Lite spreadsheet application to analyze intersection operating conditions. The methodology calculates the volume-to-capacity (V/C) ratio, which is used to determine the intersection LOS according to the LOS definitions provided in Table 2. LOS worksheets for each scenario are provided in Appendix D.

The Automated Traffic Surveillance and Control (ATSAC) system represents an advanced system in computer control of traffic signals. It was first put into operation in June 1984 in the Coliseum area of the City to anticipate the expected increase in traffic due to the Summer Olympic Games and has since been expanded to other parts of the City. The advantages of

ATSAC-controlled traffic signals are substantial, including real-time adjustment of signal timing plans to reflect changing traffic conditions, identification of unusual traffic conditions caused by incidents, the ability to implement special purpose short-term signal timing changes in response to incidents, and the ability to identify signal equipment malfunctions quickly. LADOT estimates that implementation of this system improves intersection capacity by an average of 7%.

In addition to ATSAC, the Adaptive Traffic Control System (ATCS) has been implemented in the City. ATCS is a computer-based traffic signal control program that provides fully responsive traffic signal control based on real-time traffic conditions. It automatically adjusts and optimizes traffic signal timing in response to current traffic demands on the entire signal network such that the number of stops and the amount of delay is minimized along with improved traffic signal coordination throughout the network. LADOT estimates that implementation of this system improves intersection capacity by an additional 3% over those operating under the ATSAC system alone.

Each of the signalized study intersections is equipped with both ATSAC and ATCS. In accordance with standard LADOT procedures, a capacity increase of 10% (0.10 V/C adjustment) was applied to each intersection to reflect the benefits of ATSAC and ATCS control. The capacity increases are applied within the CalcaDB Lite software and, therefore, are inherent in the analysis results.

IMPACT CRITERIA AND SIGNIFICANCE THRESHOLDS

The significance of the potential impacts of Project generated traffic at the signalized study intersections was determined using criteria identified in *Transportation Impact Study Guidelines*. LADOT guidelines indicate that a project is considered to have a significant transportation impact on a signalized intersection if the increase in the V/C ratio attributable to the project exceeds a specific threshold depending on the final intersection LOS. LADOT has developed a sliding scale methodology in which the minimum allowable increase in the V/C ratio attributable to a project decreases as the V/C ratio of the intersection increases:

Intersection Conditions with Project Traffic		Significant Impact Threshold for Project-related Increase in V/C Ratio
LOS	V/C	
C	0.701 – 0.800	Equal to or greater than 0.04
D	0.801 – 0.900	Equal to or greater than 0.02
E	0.901 – 1.000	Equal to or greater than 0.01
F	> 1.000	Equal to or greater than 0.01

Source: City of Los Angeles.

The relative impact of the added traffic volumes to be generated by the Project was evaluated based on analysis of existing and future operating conditions at the study intersections, with and without the Project.

ADDITIONAL TRAFFIC ANALYSES

State of California Senate Bill No. 743

State of California Senate Bill 743 (Steinberg, 2013) (SB 743), made effective in January 2014, requires the Governor’s Office of Planning and Research to change the California Environmental Quality Act (CEQA) guidelines regarding the analysis of transportation impacts. Under SB 743, the focus of transportation analysis will shift from driver delay to reduction of greenhouse gas emissions (GHG), creation of multimodal networks and promotion mixed-use developments. Although originally scheduled to be fully implemented in guidelines by January 1, 2016, an extension has allowed cities more time to establish an analysis methodology. The City is currently in the process of updating its travel demand model and transportation impact thresholds based on vehicle miles travelled (VMT). To better align with the State’s multimodal transportation and environmental action goals, the California Department of Transportation (Caltrans) is also pursuing VMT as a metric of Project impacts, which is outlined in *Local Development – Intergovernmental Review Program Interim Guide* (Caltrans, Approved September 2016) (Caltrans Interim Guide).

In addition, SB 743 adds Public Resources Code Section 21099, which provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an

infill site within a transit priority area shall not be considered significant impacts on the environment.” A transit priority area is defined as an area within 0.5 miles of an existing or planned major transit stop. Public Resources Code Section 21064.3 defines a major transit stop as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon commute periods.

The Project is located in a transit priority area as it is within 500 feet of the Metro Red Line Vermont/Sunset Station.

The Project characteristics (e.g., its location, access to other nearby destinations, bicycle amenities, etc.) would encourage non-auto modes of transportation such as walking, bicycling, carpool, vanpool, transit, etc. and, therefore, would reduce VMT to the Project Site and associated transportation-related GHG emissions.

The Project Site is located within an area that offers access to other nearby commercial and destinations and employment center in the East Hollywood area. The combined effects of these factors would reduce the Project’s anticipated vehicle trips and VMTs and encourage walking and non-auto forms of transportation, which results in corresponding reductions in transportation-related emissions.

Congestion Management Program

An analysis also was conducted according to *2010 Los Angeles County Congestion Management Program* (Metro, 2010) (CMP). The CMP is a State-mandated program that serves as the monitoring and analytical basis for transportation funding decisions in the County made through the Regional Transportation Improvement Program and State Transportation Improvement Program processes. The CMP requires that a Traffic Impact Analysis (TIA) be performed (1) for all CMP arterial monitoring intersections where a project would add 50 or more trips during either the morning or afternoon weekday peak hours and (2) all mainline freeway monitoring locations where a project would add 150 or more trips (in either direction) during the morning or afternoon weekday peak hours. In addition, it requires a review of potential impacts to the regional transit system.

The required CMP analyses were performed, as detailed in Chapter 7, in accordance with the TIA guidelines referenced in the CMP.

Caltrans

The Caltrans Interim Guide revises the approach by which Caltrans can comment on plans and projects to help meet the goals and targets of the *Caltrans Strategic Management Plan 2015-2020* (Caltrans, March 2015) (SMP) and *California Transportation Plan 2040* (Caltrans, June 2016). The SMP identified specific targets and objects related to the Caltrans Interim Guide, including, but not limited to: doubling of walking and transit, tripling of bicycle trips as a percentage of overall trips, a reduction of per capita VMT, a reduction of the number of fatalities in each travel mode, improving the quality of life for all Californians by providing mobility choices, and reducing peak period travel times and delay for all modes through intelligent transportation systems, operational strategies, demand management, and land use/transportation integration. The Caltrans Interim Guide notes that the SMP is intended to articulate statewide goals and should not be used as specific thresholds for the review of individual development projects. It also directs lead agencies to consider “multi-modal solutions from existing regional transportation plans, regional plans, transit plans, bicycle plans, and pedestrian plans.” The Caltrans Interim Guide supersedes *Guide for the Preparation of Traffic Impact Studies* (Caltrans, December 2002).

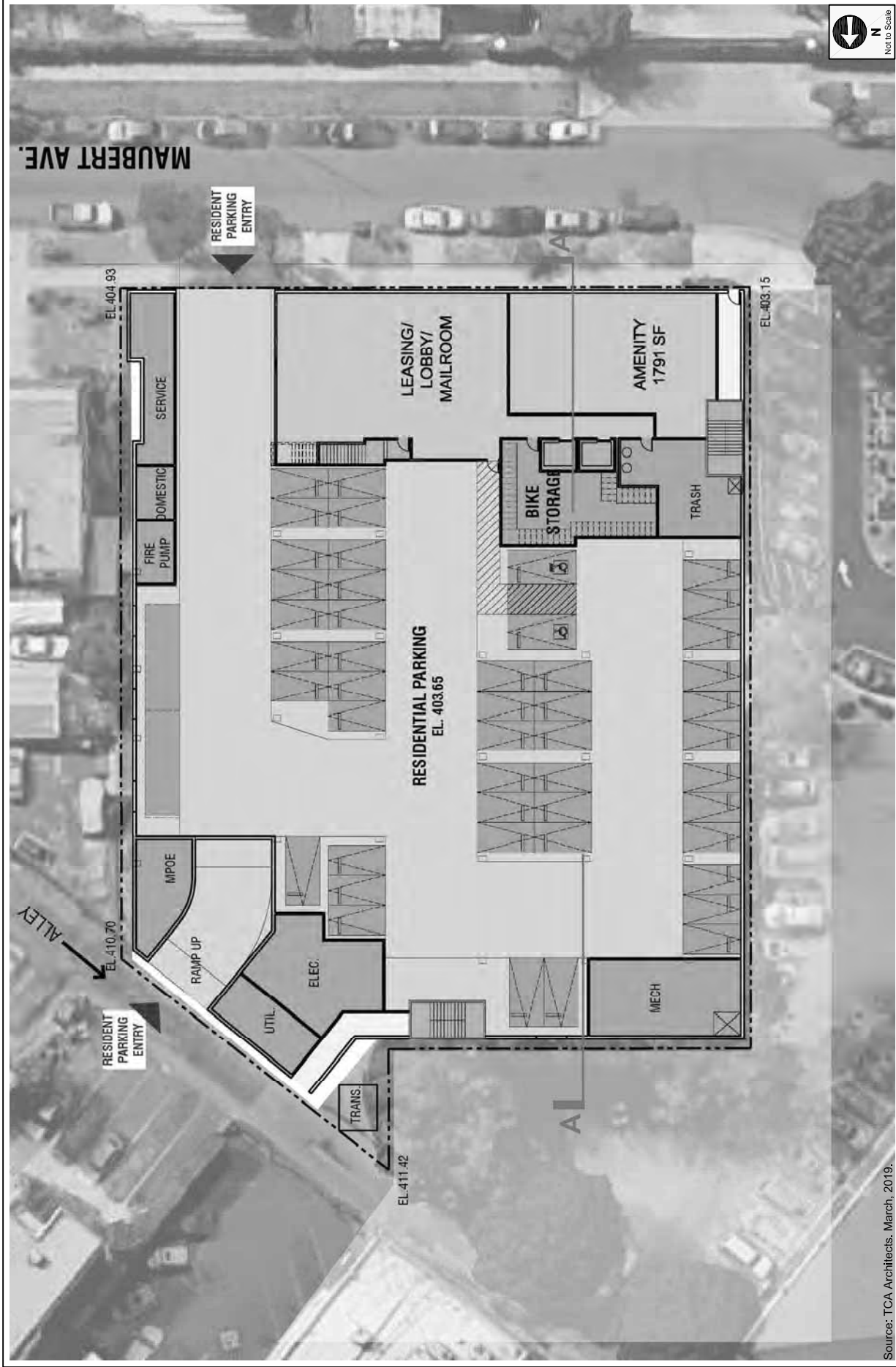
Additional Review and Analysis

In addition to the various intersection analyses and the CMP analysis discussed above, this study also included a review of the Project access and circulation.

ORGANIZATION OF REPORT

This report is divided into nine chapters, including this introduction. Chapter 2 describes the existing circulation system, traffic volumes, and traffic conditions in the Study Area. Chapter 3 forecasts the Future without Project Conditions. Chapter 4 describes the procedure used to

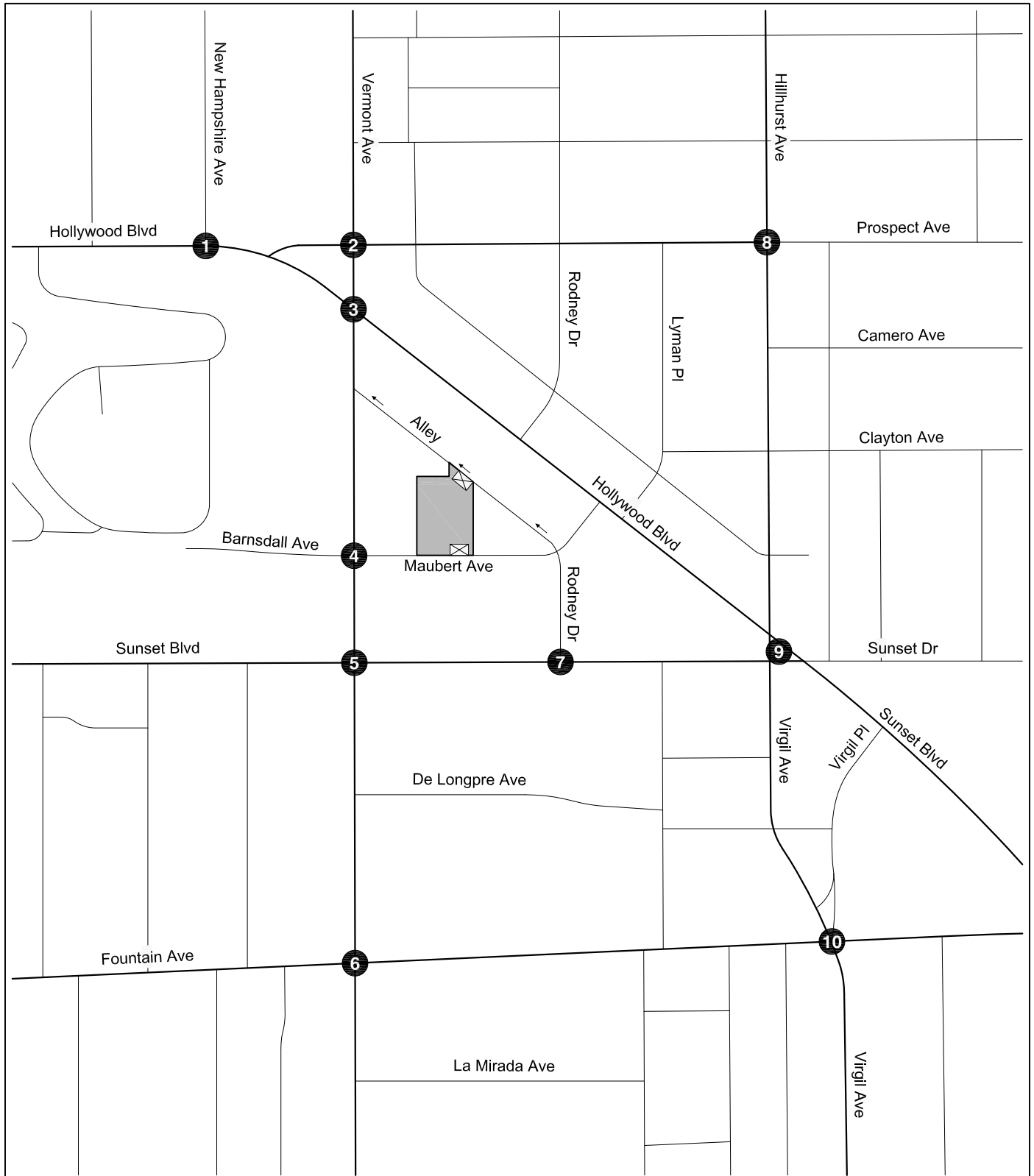
forecast Project traffic volumes and distribution through the Study Area. Chapter 5 presents the intersection operating conditions associated with construction of the Project on top of Existing Conditions. Chapter 6 presents the intersection operating conditions associated with construction of the Project on top of Future without Project Conditions (Year 2022). Chapter 7 presents the regional CMP analysis. Chapter 8 describes site access and internal circulation. Chapter 9 includes a summary of the study conclusions. The Appendices contain supporting documentation and additional details of the technical analyses, as well as the additional analysis described above.



Source: TCA Architects, March, 2019.

PROJECT SITE PLAN

FIGURE 1



LEGEND

- Project Site
- # Analyzed Intersection
- Project Driveway



STUDY AREA

FIGURE
2

**TABLE 1
STUDY INTERSECTIONS**

No.	North / South Street	East / West Street
1.	New Hampshire Avenue	Hollywood Boulevard
2.	Vermont Avenue	Prospect Avenue
3.	Vermont Avenue	Hollywood Boulevard
4.	Vermont Avenue	Barnsdell Avenue / Maubert Avenue
5.	Vermont Avenue	Sunset Boulevard
6.	Vermont Avenue	Fountain Avenue
7.	Rodney Drive	Sunset Boulevard
8.	Hillhurst Avenue	Prospect Avenue
9.	Hillhurst Avenue/Virgil Avenue	Hollywood Boulevard/Sunset Boulevard/Sunset Drive
10.	Virgil Avenue	Fountain Avenue

TABLE 2
LEVEL OF SERVICE DEFINITIONS FOR INTERSECTIONS

Level of Service	Signalized V/C Ratio [a]	Definition
A	0.000 - 0.600	EXCELLENT. No vehicle waits longer than one red light and no approach phase is fully used.
B	0.601 - 0.700	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
C	0.701 - 0.800	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.
D	0.801 - 0.900	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
E	0.901 - 1.000	POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.
F	> 1.000	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.

Notes

[a] *Transportation Research Circular No. 212, Interim Materials on Highway Capacity (Transportation Research Board, 1980).*

Chapter 2

Existing Conditions

A comprehensive data collection effort was undertaken to develop a detailed description of existing conditions in the Project Study Area. The Existing Conditions analysis includes an assessment of the existing freeway and street systems, an analysis of traffic volumes and current operating conditions, and an assessment of the existing public transit service, as well as pedestrian and bicycle circulation at the time the MOU was approved in Year 2019.

STUDY AREA

The Project's Study Area, shown in Figure 2, is generally bounded by Hollywood Boulevard and Prospect Avenue to the north, Virgil Avenue to the east, Fountain Avenue to the south, and New Hampshire Avenue and Vermont Avenue to the west.

A Study Area generally comprises those intersections with the greatest potential to experience significant transportation impacts due to the project as defined by the City, including intersections that are:

1. Immediately adjacent or in close proximity to the project site
2. In the vicinity of the project site that are documented to have current or projected future adverse operational issues
3. In the vicinity of the project site that are forecast to experience a relatively greater percentage of project-related vehicular turning movements (e.g., at freeway ramp intersections)

The Study Area was established in consultation with the City, based on the above criteria, as well as peak hour Project trip generation, the anticipated distribution of Project traffic, and the existing intersections/corridor operations. It comprises those intersections with the reasonable potential to experience significant transportation impacts due to the Project.

A total of 10 intersections were identified during the MOU process for detailed analysis of the above conditions. The results of the transportation impact analysis detailed in this study were reviewed to ensure that all potentially significantly impacted intersections, prior to mitigation, were analyzed, and that the boundary of the Study Area was extended, as necessary, to confirm that there were no significant impacts at or beyond the Study Area periphery. The study intersections on the Study Area periphery are not anticipated to be significantly impacted by the Project and, thus, the analyzed locations are considered to be adequate such that no additional significant impacts are anticipated to occur beyond the transportation analysis Study Area. Figure 2 illustrates the location of the Project Site in relation to the surrounding street system and the 10 study intersections. The existing lane configurations at the analyzed intersections are provided in Appendix B.

EXISTING STREET SYSTEM

The existing street system in the Study Area consists of a regional roadway system including freeways, primary and secondary arterials, and collector and local streets that provide regional, sub-regional, or local access and circulation within the Study Area. These transportation facilities generally provide two to six travel lanes and usually allow parking on either side of the street. Typically, the speed limits range between 25 and 35 miles per hour (mph) on the streets and between 55 and 65 mph on freeways.

Street classifications for roadways within the City are designated in *Mobility Plan 2035, An Element of the General Plan* (Los Angeles Department of City Planning, January 2016) (the "Mobility Plan"). The Mobility Plan revised street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. The available facilities in the Study Area are defined by the following in the Mobility Plan:

- Freeways are high-volume, high-speed roadways with limited access provided by interchanges that carry regional traffic through and do not provide local access to adjacent land uses.
- Arterial Streets are major streets that serve through traffic, as well as provide access to major commercial activity centers. Arterials are divided into two categories:

-
- Boulevards represent the widest streets that typically provide regional access to major destinations and include two categories:
 - Boulevard I provides up to four travel lanes in each direction with a target operating speed of 40 mph
 - Boulevard II provides up to three travel lanes in each direction with a target operating speed of 35 mph
 - Avenues pass through both residential and commercial areas and include three categories:
 - Avenue I provides up to two travel lanes in each direction with a target operating speed of 35 mph
 - Avenue II provides up to two travel lanes in each direction with a target operating speed of 30 mph
 - Avenue III provides up to two travel lanes in each direction with a target operating speed of 25 mph
 - Collector Streets are generally located in residential neighborhoods and provide access to and from arterial streets for local traffic and are not intended for cut-through traffic. They provide one travel lane in each direction with a target operating speed of 25 mph.
 - Local Streets are intended to accommodate lower volumes of vehicle traffic and provide parking on both sides of the street. They provide one travel lane in each direction with a target operating speed of 15 to 20 mph. Local streets include two categories:
 - Continuous local streets connect to other streets at both ends
 - Non-continuous local streets lead to a dead-end

Primary regional access to the Project Site is provided by US 101. The major arterials providing regional and sub-regional access to the transportation analysis Study Area include Vermont Avenue, Hollywood Boulevard, and Sunset Boulevard. The following is a brief description of the major roadways in the Study Area, including their classification under the Mobility Plan:

Freeways

- US 101 – US 101 generally runs in the northwest-southeast direction and is located less than 1.1 miles southwest of the Project Site. In the vicinity of the Study Area, US 101 provides four travel lanes in each direction. Access to and from US 101 is available via interchanges at Hollywood Boulevard, Sunset Boulevard, and Vermont Avenue in the vicinity of the Study Area.

Roadways

- New Hampshire Avenue – New Hampshire Avenue is a designated Local Street. It travels in the north-south direction and is located west of the Project Site. It generally provides two 10-foot-wide travel lanes, one lane in each direction. Both unmetered and metered parking is generally available on both sides of the street within the Study Area.
- Vermont Avenue – Vermont Avenue is a designated Modified Avenue II north of Hollywood Boulevard and a designated Avenue II south of Hollywood Boulevard. It travels in the north-south direction and is located west of the Project Site. It generally provides two travel lanes in each direction north of Sunset Boulevard and three travel lanes in each direction south of Sunset Boulevard, with left-turn lanes at intersections, within the Study Area. Travel lanes are generally 10 to 12 feet wide. Metered parking is generally available on both sides of the street north of Prospect Avenue within the Study Area. Metered parking with afternoon peak hour restrictions is generally available on both sides of the street south of Sunset Boulevard within the Study Area.
- Rodney Drive – Rodney Drive is a designated Local Street. It travels in the north-south direction and is located east of the Project Site. It generally provides two 10-foot-wide travel lanes, one lane in each direction. Unmetered parking is available on both sides of the street north of Maubert Avenue within the Study Area.
- Hillhurst Avenue/Virgil Avenue – Hillhurst Avenue is a designated Modified Avenue II north of Hollywood Boulevard/Sunset Boulevard and becomes Virgil Avenue south of this intersection, which is also a designated Modified Avenue II south of Hollywood Boulevard/Sunset Boulevard. It travels in the north-south direction and is located east of the Project Site. It generally provides two lanes in each direction, with left-turn lanes at intersections. Travel lanes are generally 10 to 12 feet wide. Unmetered parking is generally available on both sides of the street within the Study Area.
- Hollywood Boulevard – Hollywood Boulevard is a designated Avenue I west of Hillhurst Avenue/Virgil Avenue and merges with Sunset Boulevard east of this intersection. It travels in the east-west direction and is located north of the Project Site. It generally provides four travel lanes, two lanes in each direction, and left-turn lanes at most intersections. Travel lanes are generally 10 to 12 feet wide. Unmetered and metered parking is generally available on both sides of the street within the Study Area.
- Prospect Avenue – Prospect Avenue is a designated Local Street. It travels in the east-west direction and is located north of the Project Site. It generally provides two travel lanes, one lane in each direction. Travel lanes are generally 12 feet wide. Unmetered and metered parking is generally available on both sides of the street within the Study Area.
- Maubert Avenue/Barnsdall Avenue – Maubert Avenue is a designated Local Street and meets Barnsdall Avenue, a designated Local Street that becomes a private access road to a medical center at Vermont Avenue. It travels in the east-west direction and is located adjacent to the southern boundary of the Project Site. It generally provides two 10-foot-wide travel lanes, one lane in each direction. Unmetered and metered parking is generally available on both sides of the street within the Study Area.

-
- Sunset Boulevard – Sunset Boulevard is a designated Avenue I. It travels in the east-west direction and is located south of the Project Site. It generally provides four to six travel lanes, two to three lanes in each direction, and left-turn lanes at most intersections. Travel lanes are generally 10 to 11 feet wide. Metered parking with afternoon peak hour restrictions is generally available on both sides of the street west of Vermont Avenue. Metered parking with no peak hour restrictions is generally available on both sides of the street east of Vermont Avenue within the Study Area.
 - Sunset Drive – Sunset Drive is a designated Local Street and meets Sunset Boulevard, a designated Avenue I, at Hillhurst Avenue/Virgil Avenue. It travels in the east-west direction and is located south of the Project Site. It generally provides two 11-foot-wide travel lanes, one lane in each direction. Unmetered parking is generally available on both sides of the street within the Study Area.
 - Fountain Avenue – Fountain Avenue is a designated Collector Street west of Vermont Avenue, a designated Avenue III between Vermont Avenue and Sunset Boulevard, and a designated Modified Avenue II east of Sunset Boulevard. It travels in the east-west direction and is located south of the Project Site. It generally provides two to four 12- to 13-foot-wide travel lanes, one to two lanes in each direction. Unmetered and metered parking is generally provided on both sides of the street within the Study Area.

EXISTING TRANSIT SYSTEM

The Project area is served by bus lines operated by Metro and DASH. In addition to the bus lines that provide service within the Project vicinity, the Metro Red Line subway operates in the Study Area. The Metro Red Line runs between North Hollywood and downtown Los Angeles, connecting with the Metro Orange Line in North Hollywood, the Metro Purple Line at Wilshire Boulevard, the Metro Blue and Expo Lines in downtown Los Angeles, and the Metro Gold Line at Union Station. In the Project vicinity, the Metro Red Line has a station at Vermont Avenue & Sunset Boulevard, less than 500 feet southeast of the Project Site. Figure 3 illustrates the existing transit service in the Study Area.

Table 3 summarizes the transit lines operating in the Study Area for each of the service providers in the region, the type of service (peak vs. off-peak, express vs. local), and frequency of service, as described above. The average frequency of transit service during the peak hour was derived from the number of peak period stops made at the stop nearest the Project Site.

Tables 4A and 4B summarize the total capacity of the Metro and DASH transit system during the morning and afternoon peak hours, respectively, based on the frequency of service of each

line and the maximum seated and standing capacity of each bus or train. As shown, the Metro and DASH bus lines and Metro Red Line within 0.25 miles walking distance of the Project Site currently provide additional capacity for 8,772 transit trips during the morning peak hour and 6,890 transit trips during the afternoon peak hour.

BICYCLE AND PEDESTRIAN NETWORK

Existing Bicycle System

Based on *2010 Bicycle Plan, A Component of the City of Los Angeles Transportation Element* (Los Angeles Department of City Planning, 2010) (the “2010 Bicycle Plan”), the existing bicycle system in the Study Area consists of a limited coverage of bicycle lanes (Class II) and bicycle routes (Class III). Bicycle lanes are a component of street design with dedicated striping, separating vehicular traffic from bicycle traffic. These facilities offer a safer environment for both cyclists and motorists. Bicycle routes are identified as bicycle-friendly streets where motorists and cyclists share the roadway and there is no dedicated striping of a bicycle lane. Bicycle routes are preferably located on collector and lower volume arterial streets. Within the Study Area, Fountain Avenue is a designated bicycle route (Class III).

The bicycle facilities of the 2010 Bicycle Plan have been re-designated with the adoption of the Mobility Plan. The components of the 2010 Bicycle Plan have been incorporated into the bicycle network of the Mobility Plan, which consists of a Low-Stress Bikeway System and a Bicycle Lane Network. The Low-Stress Bikeway System is comprised of the Bicycle Enhanced Network, the Neighborhood Enhanced Network, and Bicycle Paths. The Bicycle Enhanced Network includes protected bicycle lanes and neighborhood streets. Bicycle lanes could provide infrastructure including cycle tracks, bicycle signals, and demarcated areas to facilitate turns at intersections. Neighborhood streets would typically provide mini-roundabouts, cross-street stop signs, crossing islands at major intersection crossings, improved street lighting, bicycle boxes, and bicycle-only left-turn pockets. The Neighborhood Enhanced Network and Bicycle Paths are relatively unchanged from the 2010 Bicycle Plan.

Existing Pedestrian Facilities

The walkability of existing facilities is based on the availability of pedestrian routes necessary to accomplish daily tasks without the use of an automobile; these attributes are quantified by WalkScore.com and assigned a score out of 100 points. With the various commercial businesses and cultural facilities adjacent to residential neighborhoods of the East Hollywood district, the walkability of the Project Site is approximately 95 points¹. There are wide sidewalks lining the streets, crosswalks available at the intersections, and many shops, restaurants, and other services within walking distance of the Project Site.

The sidewalks that serve as routes to the Project Site provide proper connectivity and adequate widths for a comfortable and safe pedestrian environment. The sidewalks provide connectivity to pedestrian crossings at intersections within the Study Area. The intersection of Vermont Avenue & Maubert Avenue (Intersection #4) provides pedestrian phasing, crosswalk striping, and Americans with Disabilities Act wheelchair ramps on all approaches to limit illegal mid-block crossings to the Project Site

VISION ZERO

As described in *Vision Zero: Eliminating Traffic Deaths in Los Angeles by 2025* (City of Los Angeles, August 2015), Vision Zero is a traffic safety policy that promotes strategies to eliminate collisions that result in severe injury or death. Vision Zero has identified the High Injury Network, a network of streets based on the collision data from the last five years, where strategic investments will have the biggest impact in reducing death and severe injury. Although none of the streets adjacent to the Project Site have been identified as part of the High Injury Network. However, the following corridors within the Study Area are included:

- Vermont Avenue
- Hillhurst Avenue north of Prospect Avenue

¹ Walk Score (www.walkscore.com) rates the Project Site (4629 Maubert Avenue) with a score of 97 of 100 possible points (scores accessed on March 25, 2019 for the East Hollywood district). Walk Score calculates the walkability of specific addresses by taking into account the ease of living in the neighborhood with a reduced reliance on automobile travel.

-
- Hollywood Boulevard
 - Sunset Boulevard
 - Fountain Avenue

EXISTING TRAFFIC VOLUMES AND LEVELS OF SERVICE

This section presents the existing peak hour turning movement traffic volumes for the intersections analyzed in this study, describes the methodology used to assess the traffic conditions at each intersection, and analyzes the resulting operating conditions at each intersection indicating V/C ratios and LOS.

Existing Traffic Volumes

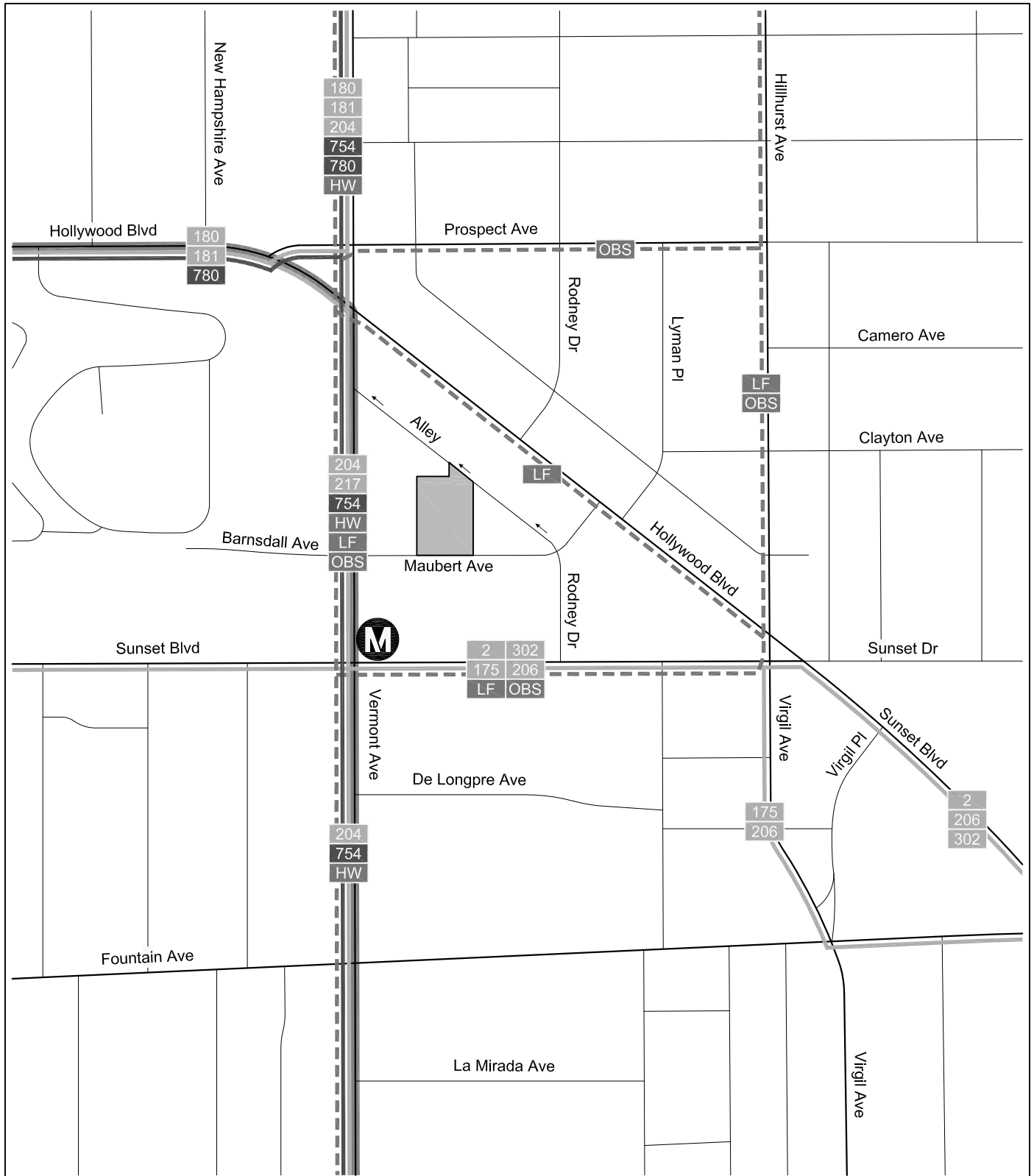
Intersection turning movement counts were conducted at the 10 study intersections during the weekday morning (7:00 AM to 10:00 AM) and afternoon (3:00 PM and 6:00 PM) peak periods in December 2018 and April 2019 in accordance with LADOT guidelines. For the purposes of this analysis, the traffic counts conducted in December 2018 counts were assumed to be reflective of Existing Year 2019 Conditions; therefore, no additional adjustments were applied. Local schools were in session when all traffic counts were conducted and the weather conditions were typical. Existing intersection peak hour traffic volumes are illustrated in Figure 4. Traffic count worksheets are provided in Appendix C.

Existing Intersection Levels of Service

Table 5 summarizes the weekday morning and afternoon peak hour LOS results for each of the signalized study intersections under Existing Conditions, accounting for the 10% capacity increase to reflect ATSAC and ATCS control. Based on observations of existing intersection operations, it is recognized that the CMA methodology for individual intersections of major arterials does not in every case account for vehicular queues, pedestrian conflicts, etc. Thus, the calculated average operating conditions may appear better than is observed.

As shown in Table 5, all 10 signalized intersections currently operate at LOS C or better during both the morning and afternoon peak hours.

The LOS calculation worksheets are provided in Appendix D.



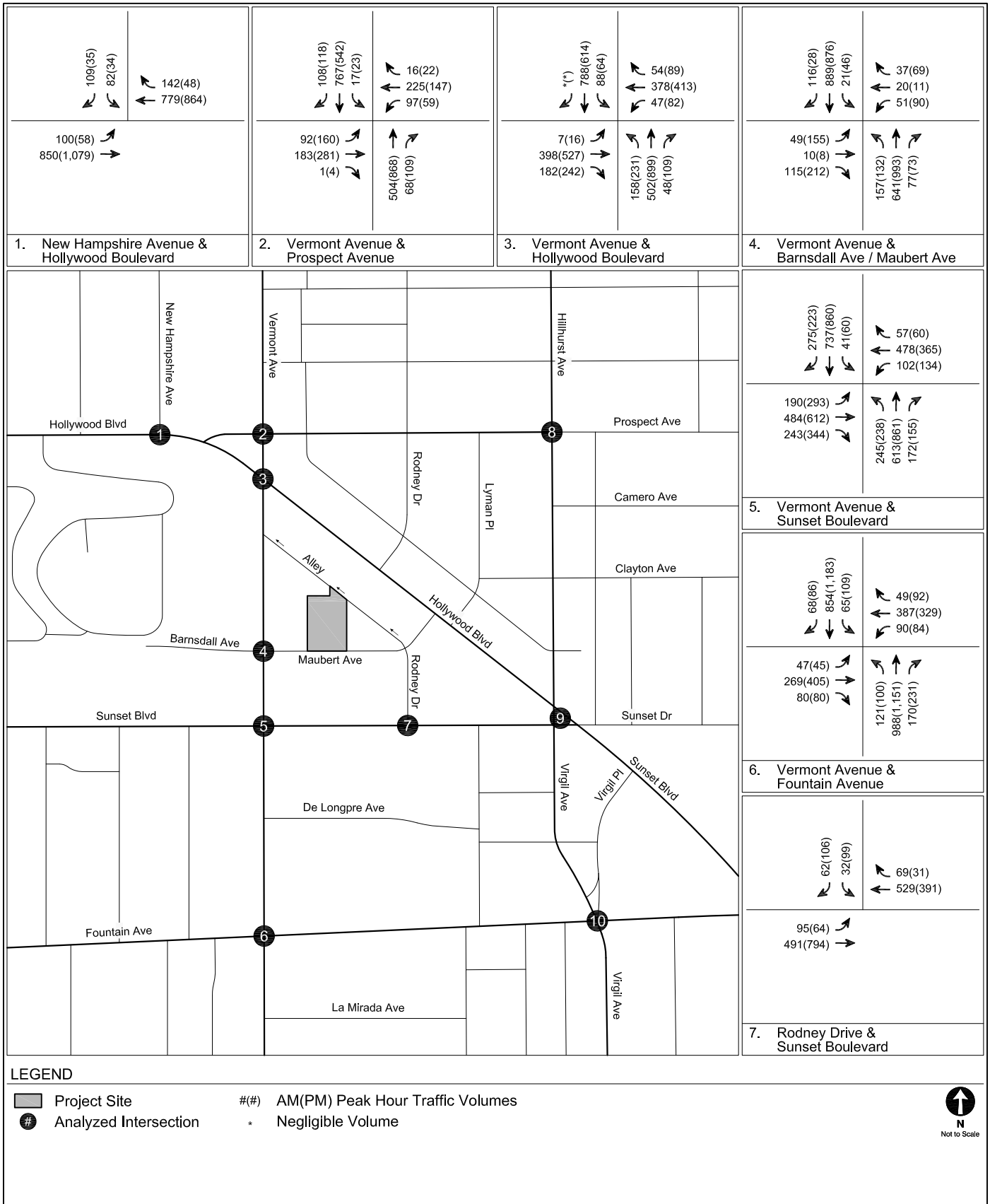
LEGEND

- Project Site
- M** Metro Vermont/Sunset Station
- Metro Local/Limited
- Metro Rapid
- LADOT DASH
- Metro Rail (Red Line)



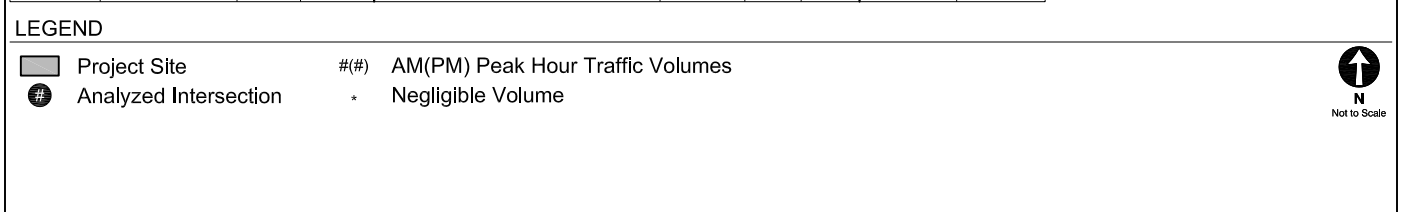
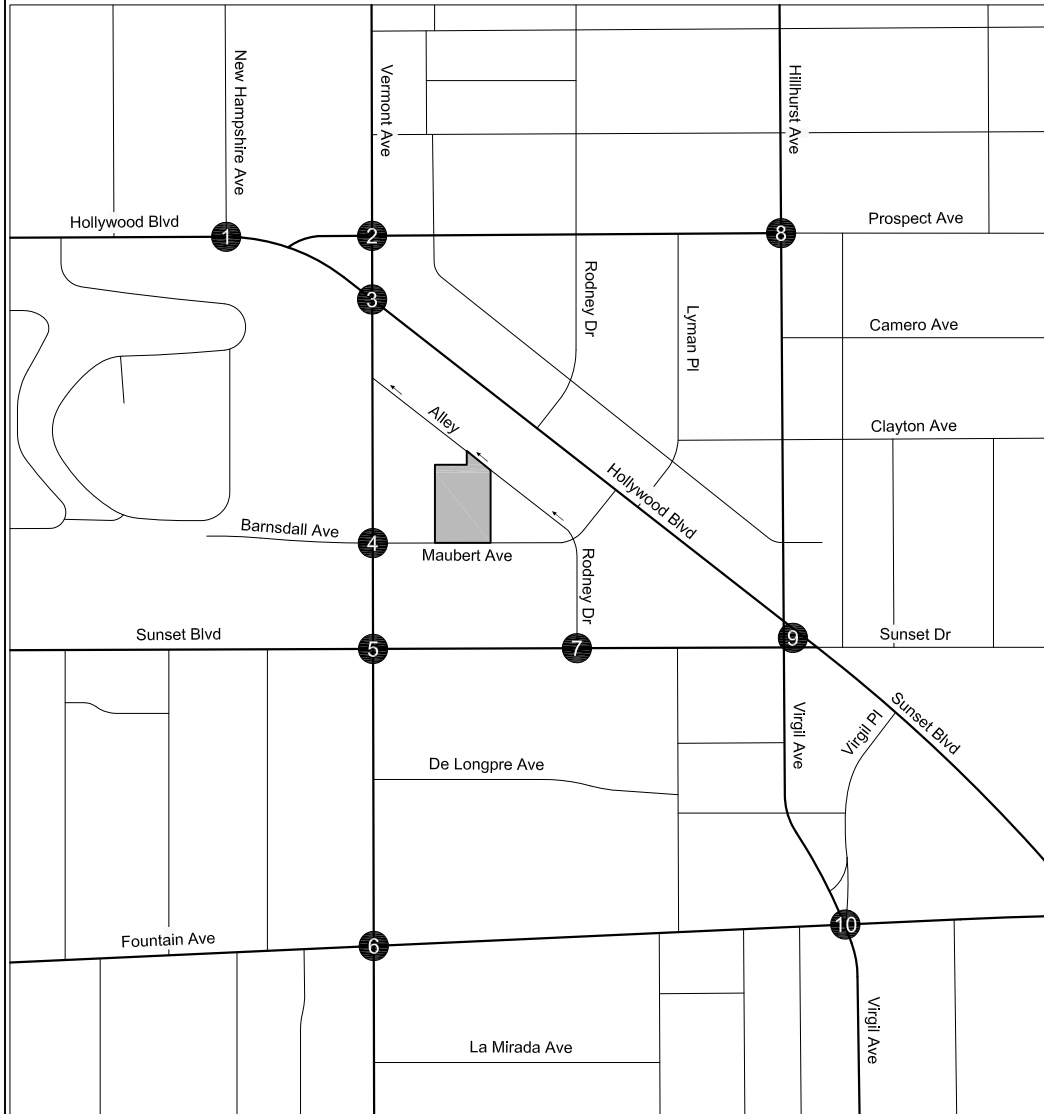
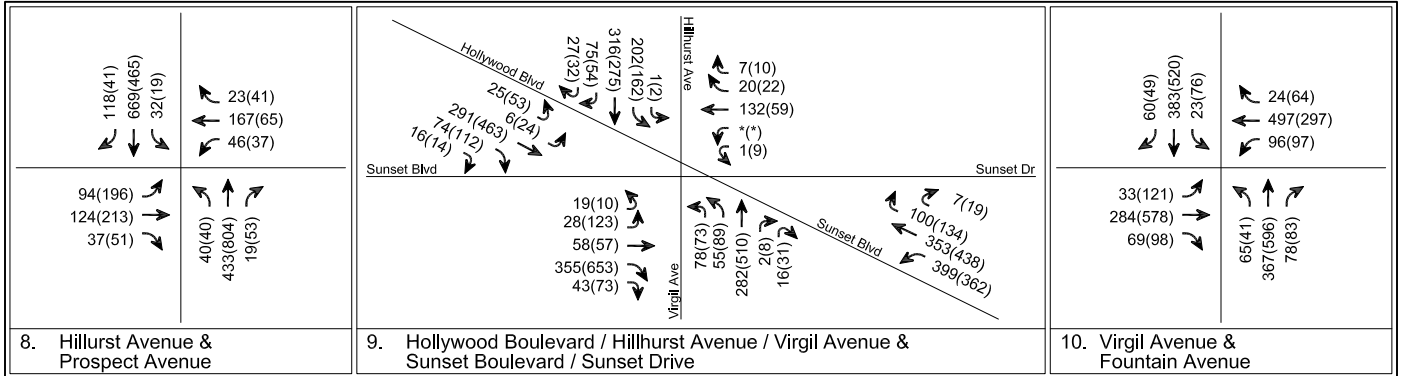
EXISTING TRANSIT SERVICE

FIGURE 3



EXISTING CONDITIONS (YEAR 2019)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
4



EXISTING CONDITIONS (YEAR 2019)
PEAK HOUR TRAFFIC VOLUMES

FIGURE 4 (CONT.)

**TABLE 3
EXISTING TRANSIT SERVICE IN STUDY AREA**

Provider, Route, and Service Area	Service Type	Hours of Operation	Average Headway (minutes)					
			AM Peak Hour			PM Peak Hour		
			NB/EB	SB/WB	CCW	NB/EB	SB/WB	CCW
Metro Bus Service								
2 Downtown Los Angeles - Pacific Palisades via Sunset Boulevard	Local	24-Hour	13	6		7	10	
175 Silver Lake - Hollywood via Hyperion & Fountain Avenue	Local	6:30 AM - 12:00 AM	40	48		80	34	
180 Hollywood - Glendale - Pasadena via Los Feliz Boulevard & Colorado Boulevard	Local	24-Hour	17	17		16	15	
181 Hollywood - Glendale - Pasadena via Los Feliz Boulevard & Colorado Boulevard	Local	24-Hour	17	17		16	15	
204 Hollywood - Athens via Vermont Avenue	Local	24-Hour	12	11		11	10	
206 Hollywood - Athens via Normandie Avenue	Local	5:00 AM - 12:45 PM	11	13		12	11	
217 Vermont & Sunset - Culver City Transit Center via Hollywood Boulevard - Fairfax Avenue - La Cienega Boulevard	Night Owl	10:00 PM - 3:30 AM	N/A	N/A		N/A	N/A	
302 Downtown Los Angeles - Pacific Palisades via Sunset Boulevard	Limited	6:30 AM - 8:45 AM 4:30 PM - 7:00 PM	N/A	10		14	N/A	
754 Hollywood - Athens via Vermont Avenue	Rapid	5:15 AM - 9:30 PM	7	6		8	7	
780 Washington & Fairfax - Pasadena via Fairfax Avenue, Hollywood Boulevard & Colorado Boulevard	Rapid	6:00 AM - 8:00 PM	13	14		13	15	
LADOT DASH Bus Service								
HW Hollywood	Local	7:30 AM - 7:00 PM	CW	CCW		CW	CCW	
LF Los Feliz	Local	7:00 AM - 7:00 PM	30	30		30	30	
OBS Observatory	Local	12:00 PM - 10:00 PM	15	N/A		20	N/A	
Metro Rail Service								
Red Downtown Los Angeles - North Hollywood	Rail	4:30 AM - 2:00 AM	N/A	N/A		20	N/A	
			NB/EB	SB/WB		NB/EB	SB/WB	
			10	10		10	10	

Notes
 Metro: Los Angeles County Metropolitan Transportation Authority
 LADOT DASH: Los Angeles Department of Transportation Downtown Area Shuttle

**TABLE 4A
TRANSIT SYSTEM CAPACITY IN PROJECT VICINITY - MORNING PEAK HOUR**

Provider, Route, and Service Area	Stop Location	Capacity per Trip [a]	Peak Hour Ridership						Average Remaining Capacity per Trip		Remaining Peak Hour Capacity	
			Peak Load		Average Load		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
			NB/EB	SB/WB	NB/EB	SB/WB						
Metro Bus Service [b]												
2-302 Downtown Los Angeles - Pacific Palisades via Sunset Boulevard	Sunset Blvd & Vermont Ave	50	24	37	14	21	36	29	180	290		
175 Silver Lake - Hollywood via Hyperion & Fountain Avenue	Sunset Blvd & Vermont Ave	50	38	2	22	1	28	49	56	49		
180-181 Hollywood - Glendale - Pasadena via Los Feliz Boulevard & Colorado Boulevard	Vermont Ave & Prospect Ave	50	37	15	24	9	26	41	104	164		
204 Hollywood - Athens via Vermont Avenue	Sunset Blvd & Vermont Ave	50	4	11	2	5	48	45	240	225		
206 Hollywood - Athens via Normandie Avenue	Hollywood Blvd & Vermont Ave	50	2	3	1	2	49	48	245	240		
754 Hollywood - Athens via Vermont Avenue	Vermont Ave & Sunset Blvd	75	8	14	5	5	70	70	630	630		
780 Washington & Fairfax - Pasadena via Fairfax Avenue, Hollywood Boulevard & Colorado Boulevard	Vermont Ave & Prospect Ave	75	38	22	26	17	49	58	245	232		
LADOT DASH Bus Service [c]	Stop Location	Capacity per Trip [a]	CW	CCW	CW	CCW	CW	CCW	CW	CCW		
HW Hollywood	Vermont Ave & Sunset Blvd	30	5	6	7	3	23	27	46	54		
LF Los Feliz	Vermont Ave & Sunset Blvd	30	3	--	2	--	28	0	84	0		
OBS Observatory	Vermont Ave & Sunset Blvd	N/A	--	--	--	--	0	0	0	0		
Metro Rail/ Service [d]	Stop Location	Capacity per Trip [a]	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		
Red Downtown Los Angeles - North Hollywood	Vermont/Sunset Station	750	N/A	N/A	392	265	358	485	2,148	2,910		
Total Transit System Capacity										8,772		

Notes

Metro: Los Angeles County Metropolitan Transportation Authority

LADOT DASH: Los Angeles Department of Transportation Downtown Area Shuttle.

[b] Capacity assumptions based on discussions with agencies:

Metro Bus - 40 seated / 50 seated and standing.

Metro Articulated Bus - 66 seated / 75 seated and standing.

LADOT Dash - 25 seated / 30 seated and standing.

Metro Red Line - 55 seats / car, 6 cars / run during peak periods. Metro assumes a maximum capacity of 230% of seated capacity, or approximately 125 / car.

[c] Ridership information based on data from Metro and LADOT for 2017.

[d] Ridership information based on data from LADOT for 2017 and 2018.

[e] Ridership information based on data prepared by Metro in July 2018.

**TABLE 4B
TRANSIT SYSTEM CAPACITY IN PROJECT VICINITY - AFTERNOON PEAK HOUR**

Provider, Route, and Service Area	Stop Location	Capacity per Trip [a]	Peak Hour Ridership						Average Remaining Capacity per Trip		Remaining Peak Hour Capacity	
			Peak Load		Average Load		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
			NB/EB	SB/WB	NB/EB	SB/WB						
Metro Bus Service [b]												
2-302 Downtown Los Angeles - Pacific Palisades via Sunset Boulevard	Sunset Blvd & Vermont Ave	50	23	42	14	21	36	29	288	174		
175 Silver Lake - Hollywood via Hyperion & Fountain Avenue	Sunset Blvd & Vermont Ave	50	5	21	4	6	46	44	46	88		
180-181 Hollywood - Glendale - Pasadena via Los Feliz Boulevard & Colorado Boulevard	Hollywood Blvd & New Hampshire Ave	50	23	28	19	20	31	30	124	120		
204 Hollywood - Athens via Vermont Avenue	Sunset Blvd & Vermont Ave	50	3	26	2	16	48	34	288	204		
206 Hollywood - Athens via Normandie Avenue	Sunset Blvd & Vermont Ave	50	2	9	1	5	49	45	245	225		
754 Hollywood - Athens via Vermont Avenue	Vermont Ave & Sunset Blvd	50	7	25	4	13	46	37	368	333		
780 Washington & Fairfax - Pasadena via Fairfax Avenue, Hollywood Boulevard & Colorado Boulevard	Hollywood Blvd & New Hampshire Ave	75	30	27	22	22	53	53	265	212		
LADOT DASH Bus Service [c]	Stop Location	Capacity per Trip [a]	CW	CCW	CW	CCW	CW	CCW	CW	CCW		
HW Hollywood	Vermont Ave & Sunset Blvd	30	6	12	2	5	28	25	56	50		
LF Los Feliz	Vermont Ave & Sunset Blvd	30	5	--	3	0	27	30	81	0		
OBS Observatory	Vermont Ave & Sunset Blvd	30	9	--	5	0	25	30	75	0		
Metro Rail/ Service [d]	Stop Location	Capacity per Trip [a]	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		
Red Downtown Los Angeles - North Hollywood	Vermont/Sunset Station	750	N/A	N/A	406	486	344	264	2,064	1,584		
Total Transit System Capacity									6,890			

Notes

- Metro: Los Angeles County Metropolitan Transportation Authority
- LADOT DASH: Los Angeles Department of Transportation Downtown Area Shuttle.
- [b] Capacity assumptions based on discussions with agencies:
 - Metro Bus - 40 seated / 50 seated and standing.
 - Metro Articulated Bus - 66 seated / 75 seated and standing.
 - LADOT Dash - 25 seated / 30 seated and standing.
 - Metro Red Line - 55 seats / car, 6 cars / run during peak periods. Metro assumes a maximum capacity of 230% of seated capacity, or approximately 125 / car.
- [c] Ridership information based on data from Metro and LADOT for 2017.
- [d] Ridership information based on data from LADOT for 2017 and 2018.
- [e] Ridership information based on data prepared by Metro in July 2018.

**TABLE 5
EXISTING CONDITIONS (YEAR 2019)
SIGNIFICANT IMPACT ANALYSIS**

No.	Intersection	Peak Hour	Existing Conditions	
			V/C	LOS
1.	New Hampshire Avenue & Hollywood Boulevard	AM	0.401	A
		PM	0.306	A
2.	Vermont Avenue & Prospect Avenue	AM	0.479	A
		PM	0.500	A
3.	Vermont Avenue & Hollywood Boulevard	AM	0.460	A
		PM	0.520	A
4.	Vermont Avenue & Barnsdell Avenue / Maubert Avenue	AM	0.457	A
		PM	0.506	A
5.	Vermont Avenue & Sunset Boulevard	AM	0.635	B
		PM	0.682	B
6.	Vermont Avenue & Fountain Avenue	AM	0.521	A
		PM	0.562	A
7.	Rodney Drive & Sunset Boulevard	AM	0.248	A
		PM	0.421	A
8.	Hillhurst Avenue & Prospect Avenue	AM	0.409	A
		PM	0.530	A
9.	Hillhurst Avenue/Virgil Avenue & Hollywood Boulevard/Sunset Boulevard/Sunset Drive	AM	0.605	B
		PM	0.748	C
10.	Virgil Avenue & Fountain Avenue	AM	0.461	A
		PM	0.499	A

Chapter 3

Future without Project Conditions

Estimates of future traffic conditions both with and without the Project, representing cumulative conditions, were developed to evaluate the potential impacts of the Project on the local street system. This discussion details the assumptions used to develop the Future without Project Conditions in Year 2022, which corresponds to the Project buildout year.

The existing traffic volumes were factored by an annual ambient growth rate of 1% per year to approximate regional growth and development in accordance with LADOT guidelines. In addition to the ambient growth, for purposes of providing a conservative analysis of potential cumulative transportation impacts, the traffic generated by related projects was also added to estimate the Future without Project traffic conditions.

CEQA GUIDELINES REGARDING FUTURE TRAFFIC CONDITIONS

The forecast of Future without Project Conditions was prepared in accordance with procedures outlined in Section 15130 of *California Environmental Quality Act, Statute & Guidelines, Chapter 3, Title 14, Article 9, Contents of Environmental Impact Reports* (California Association of Environmental Professionals, December 28, 2018) (“*Guidelines*”). Specifically, two options are provided for developing the cumulative traffic volume forecast:

“(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the [lead] agency, or

“(B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.”

As described in detail below, this analysis includes traffic growth both from related present and future development projects that are proposed, approved, or under construction (the “Related Projects”) in accordance with option “A” above and from regional growth projections (i.e., ambient growth) in accordance with option “B” above. Given that the ambient growth factor discussed below likely includes some traffic growth resulting from the Related Projects, the transportation analysis provides a highly conservative estimate of Future without Project traffic volumes.

AMBIENT TRAFFIC GROWTH

Existing traffic is expected to increase as a result of regional growth and development outside the Study Area. The CMP provides general growth factors based on regional modeling. The Project Site is located between the Glendale and Central Los Angeles Regional Statistical Areas, as defined in the CMP, which is estimated to experience a total regional growth in traffic of approximately 1.70% to 4.10% between the Years of 2015 and 2025, as shown in Exhibit D-1 of the CMP. This equates to an ambient growth factor of 0.17% to 0.26% per year.

However, based on discussions with LADOT through the MOU process, a conservative ambient growth factor of 1% per year compounded annually was applied to adjust the existing traffic volumes to reflect the effects of the regional growth and development by Year 2022. The total adjustment applied over the three-year period was 3.03%. Therefore, the ambient growth rate of 1% per year more than accounts for the projected growth from the CMP. This growth factor conservatively accounts for increases in traffic due to small or re-use projects that do not require full traffic studies, potential projects not yet proposed or projects outside the Study Area as well as projects outside of the general East Hollywood area.

RELATED PROJECTS

In accordance with the CEQA requirements in *Guidelines*, this study also considers the effects of the Project in relation to the Related Projects. The list of Related Projects is based on information provided by the Department of City Planning and LADOT, as well as recent studies of projects in the area. The Related Projects are detailed in Table 6 and shown in Figure 5. Though the buildout years of many of these Related Projects are uncertain and may be well beyond the buildout year

of the Project, and notwithstanding that some may never be approved or developed, they were all considered as part of this transportation impact study and conservatively assumed to be completed by the Project Buildout Year 2022.

For example, the Paramount Pictures Studios Master Plan and the NBCUniversal Evolution Plan were included although the master plans will be developed over time, with full buildout years of 2038 and 2030, respectively, beyond the Year 2022 buildout year of the Project. Therefore, the traffic growth due to the development of Related Projects considered in this analysis is highly conservative and, by itself, substantially overestimates the actual traffic volume growth in the Hollywood area that would likely occur in the next 10 years prior to Project buildout.

In addition, the list of Related Projects includes the City's draft update to the *Hollywood Community Plan*, which is in the initial planning stages. Based on preliminary information available from the City, the updated *Hollywood Community Plan* will propose updates to land use policies and plans that would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the *Hollywood Community Plan* area. Corresponding decreases in development potential would be primarily focused on low- to medium-scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. The *Hollywood Community Plan* update, once adopted, will be a long-range plan designed to accommodate growth in Hollywood until Year 2040. Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project would be completed in Year 2022, well before the update to the *Hollywood Community Plan*'s horizon year.

Moreover, Year 2022 is a similar projected buildout year to many of the Related Projects identified in Table 6. Accordingly, it can be assumed that the projected growth reflected by the list of Related Projects, which in itself is a conservative assumption, as discussed above, would account for any overlapping growth that may be assumed by the updated *Hollywood Community Plan* upon its adoption. With the addition of the ambient growth factor previously discussed, the Future without Project Conditions is even more conservative.

Using these conservative assumptions, the potential transportation impacts of the Project were evaluated within the context of the worst-case cumulative impact of all prospective development.

The development of estimated traffic volumes added to the Study Area as a result of Related Projects involves the use of a three-step process: trip generation, trip distribution, and trip assignment.

Trip Generation

Trip generation estimates for the Related Projects were provided by LADOT or were calculated using a combination of previous study findings and the trip generation rates contained in *Trip Generation, 10th Edition* (Institute of Transportation Engineers, 2017). Table 6 summarizes the Related Project trip generation for typical weekdays, including daily trips, morning peak hour trips, and afternoon peak hour trips. These projections are very conservative in that they do not in every case account for either the trips generated by the existing uses to be removed or the likely use of other travel modes (transit, bicycle, walk, etc.) Further, they do not account for the internal capture trips within a multi-use development, nor the interaction of trips between multiple related projects within the East Hollywood area, in which one Related Project serves as the origin for a trip destined for another Related Project.

Trip Distribution

The geographic distribution of the traffic generated by the Related Projects is dependent on several factors. These include the type and density of the proposed land uses, the geographic distribution of the population from which the employees/residents and potential patrons of the proposed developments are drawn, and the location of these projects in relation to the surrounding street system. These factors are considered along with logical travel routes through the street system to develop a reasonable pattern of trip distribution.

Trip Assignment

The trip generation estimates for the Related Projects were assigned to the local street system using the trip distribution pattern described above. Figure 6 shows the peak hour traffic volumes associated with these Related Projects at the study intersections. These volumes were then

added to the existing traffic volumes after adjustment for ambient growth through the projected buildout year of 2022. As discussed above, this is a conservative approach as many of the Related Projects may be reflected in the ambient growth rate. These volumes represent the Future without Project Conditions (i.e., existing traffic volumes added to ambient traffic growth and Related Project traffic growth) for the 10 study intersections and are shown in Figure 7.

FUTURE IMPROVEMENTS

Future Roadway Improvements

The analysis of future conditions considered roadway improvements that were funded and reasonably expected to be implemented prior to the buildout of the proposed Project. These roadway improvements result in changes to the physical configuration at the study intersections. As these improvements depend on the construction of the development projects, they are not guaranteed to be built or may not be completed by Project buildout and were, therefore, not included in the Future Year analyses. Other proposed traffic/trip reduction strategies such as the proposed creation of a Hollywood Transportation Management Organization and Transportation Demand Management programs for individual buildings and developments were conservatively omitted from the Future Conditions analysis.

Future Bicycle Improvements

City Bicycle Plan. The 2010 Bicycle Plan identifies the City's vision for a more integrated bicycle network throughout the City, including within the Study Area. It proposes new bicycle lanes on Vermont Avenue, Virgil Avenue, Hollywood Boulevard, and Sunset Boulevard. It also proposes bicycle-friendly streets on Hillhurst Avenue. There is currently no schedule for implementation of these bicycle lanes. Upon consultation with LADOT's bicycle section, no changes to vehicular lane configurations as a result of potential new bicycle lanes were assumed in this analysis.

Mobility Plan 2035. In the Mobility Plan, the City identifies key corridors as components of various "mobility-enhanced networks." Each network is intended to focus on improving a

particular aspect of urban mobility, including transit, neighborhood connectivity, bicycles, pedestrians, and vehicles. The specific improvements that may be implemented in those networks have not yet been identified and there is no schedule for implementation; therefore, no changes to vehicular lane configurations were made as a result of the Mobility Plan. However, the following mobility-enhanced networks included corridors within the Study Area:

Transit Enhanced Network: Hollywood Boulevard and Sunset Boulevard were identified as a Moderate Transit-Enhanced Street, and Vermont Avenue was identified as a Comprehensive Enhanced Street

Neighborhood Enhanced Network: The following corridors were identified as part of a Neighborhood Enhanced Network:

- Hillhurst Avenue
- Fountain Avenue west of Sunset Boulevard

Bicycle Enhanced Network / Bicycle Lane Network: Hollywood Boulevard was identified for Protected Bicycle Facilities. The following corridors were identified for Bicycle Lanes:

- Vermont Avenue
- Hillhurst Avenue
- Sunset Boulevard west of Hillhurst Avenue/Virgil Avenue

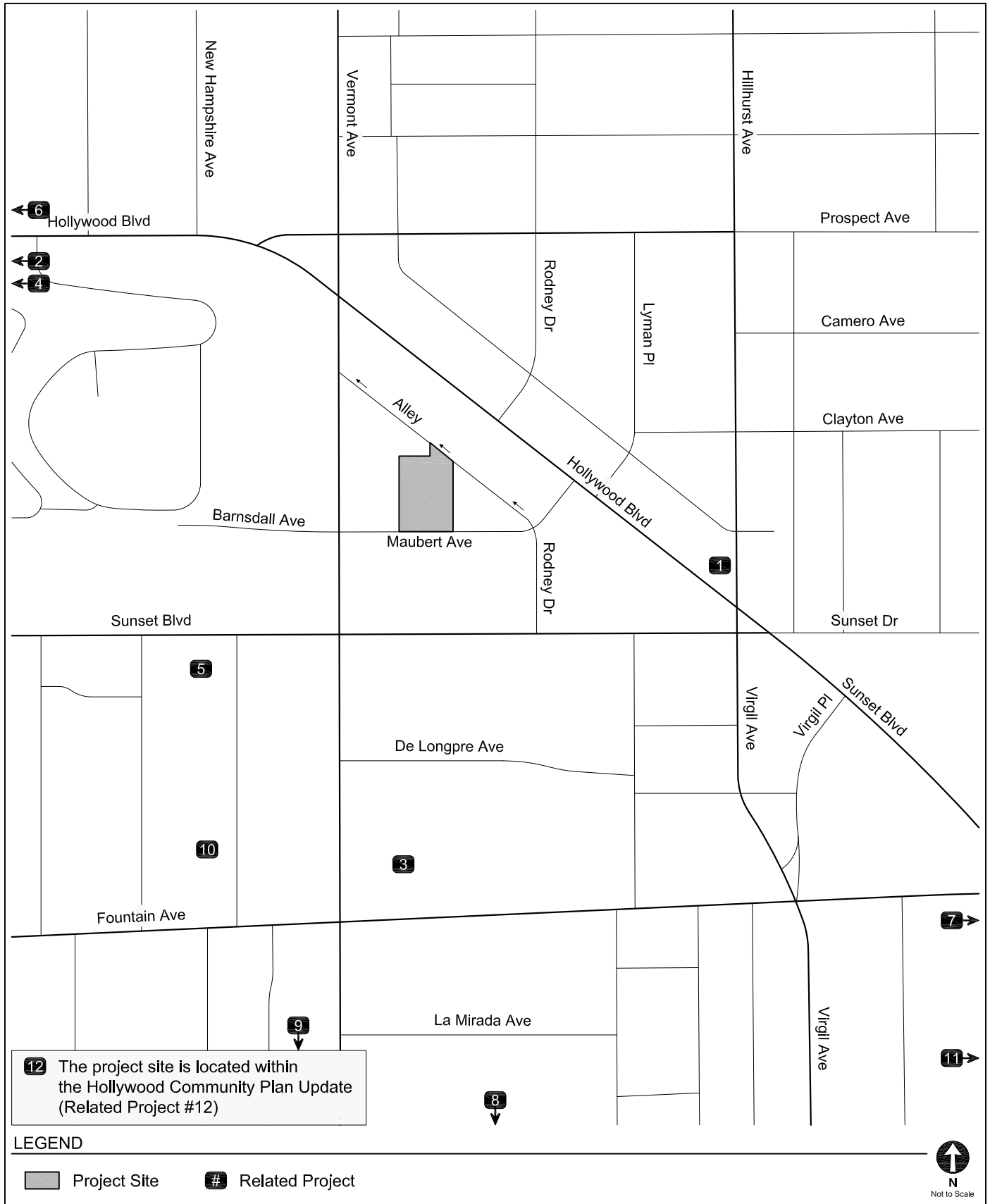
Pedestrian Enhanced District: The following corridors were identified as part of the Pedestrian Enhanced District:

- Vermont Avenue
- Hillhurst Avenue
- Hollywood Boulevard
- Sunset Boulevard
- Fountain Avenue

FUTURE WITHOUT PROJECT INTERSECTION LEVELS OF SERVICE

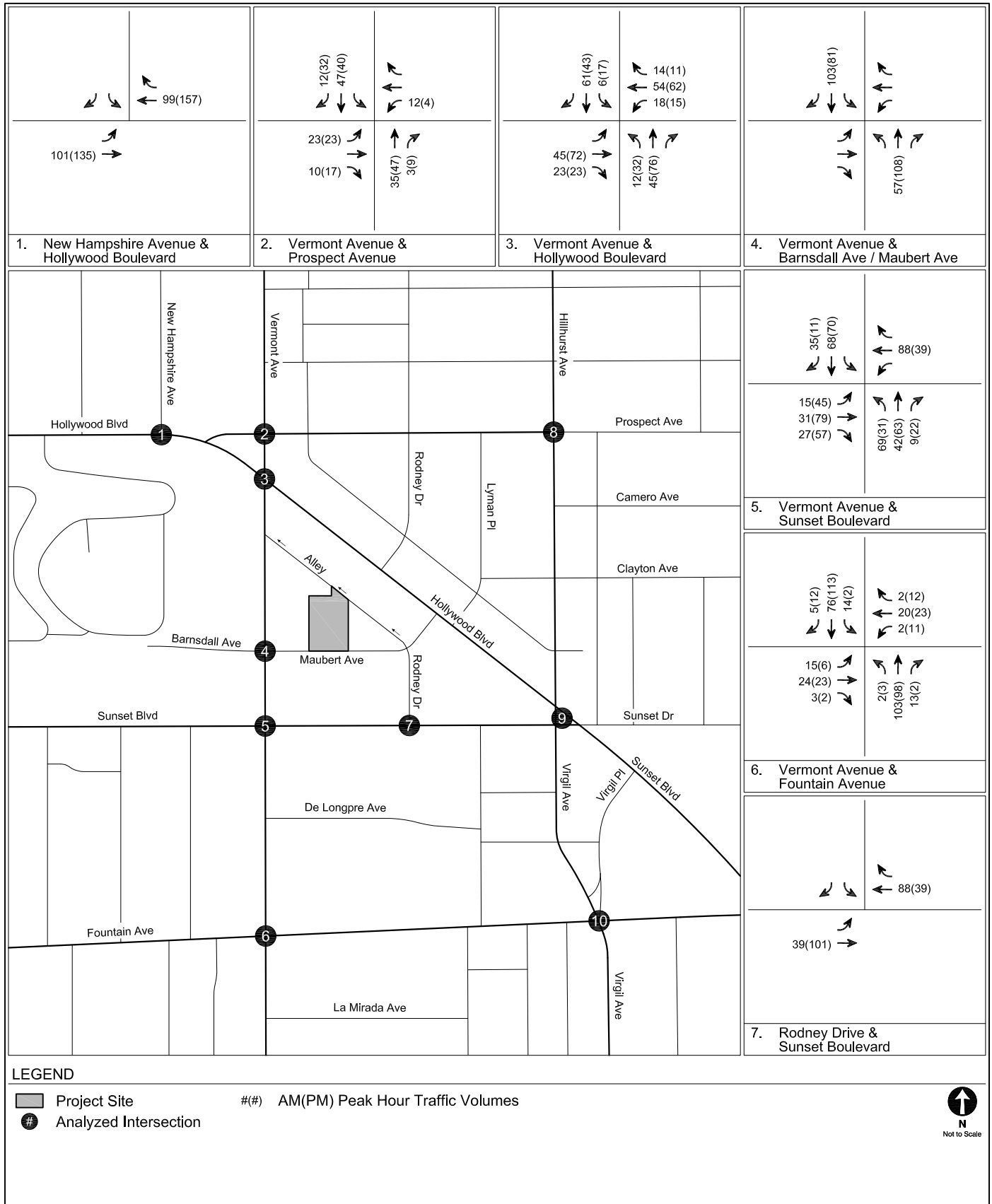
Table 7 summarizes the weekday morning and afternoon peak hour LOS results for each of the signalized study intersections under Future without Project Conditions. As shown, all 10 intersections are projected to operate at LOS C or better during both the weekday morning and afternoon peak hours.

The LOS calculation worksheets are provided in Appendix D.



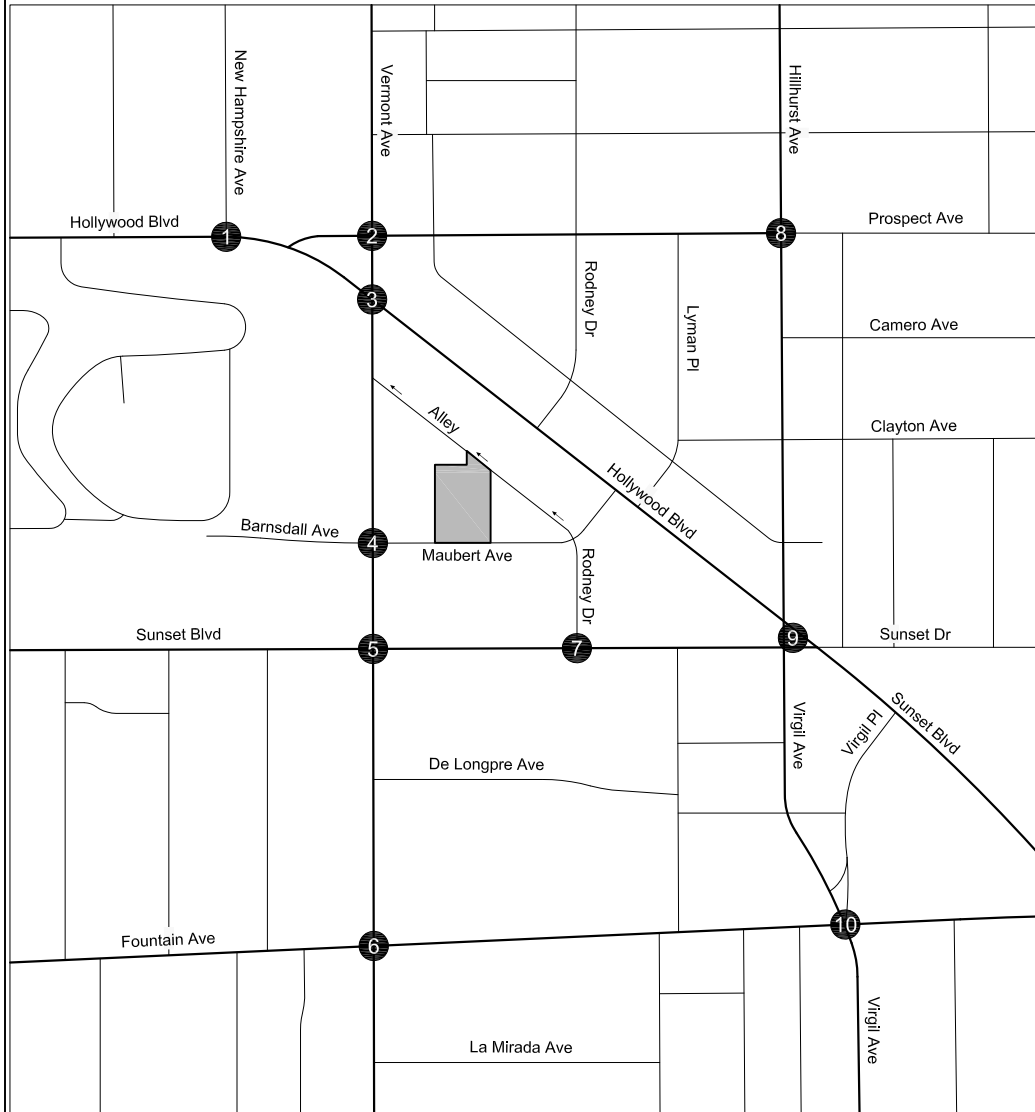
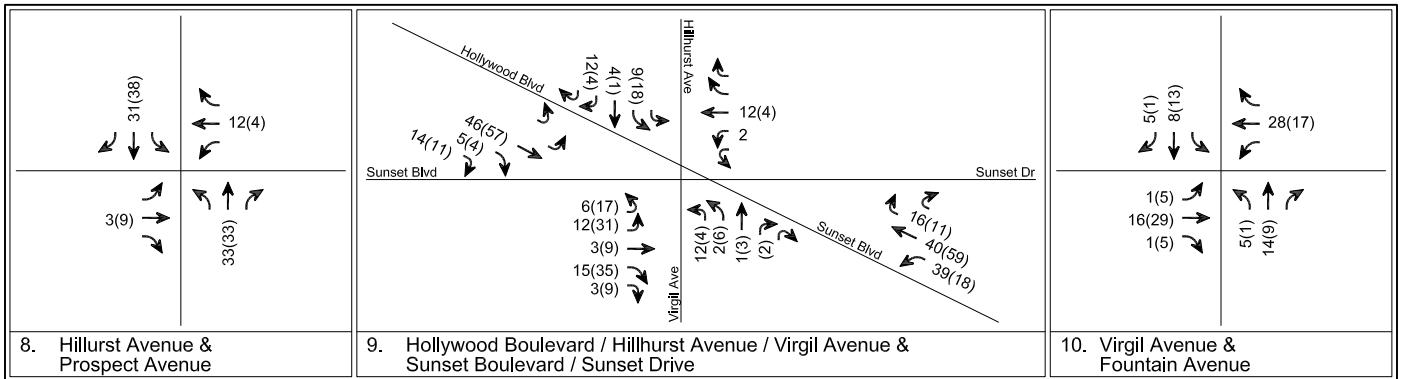
LOCATIONS OF RELATED PROJECTS

FIGURE 5



RELATED PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
6



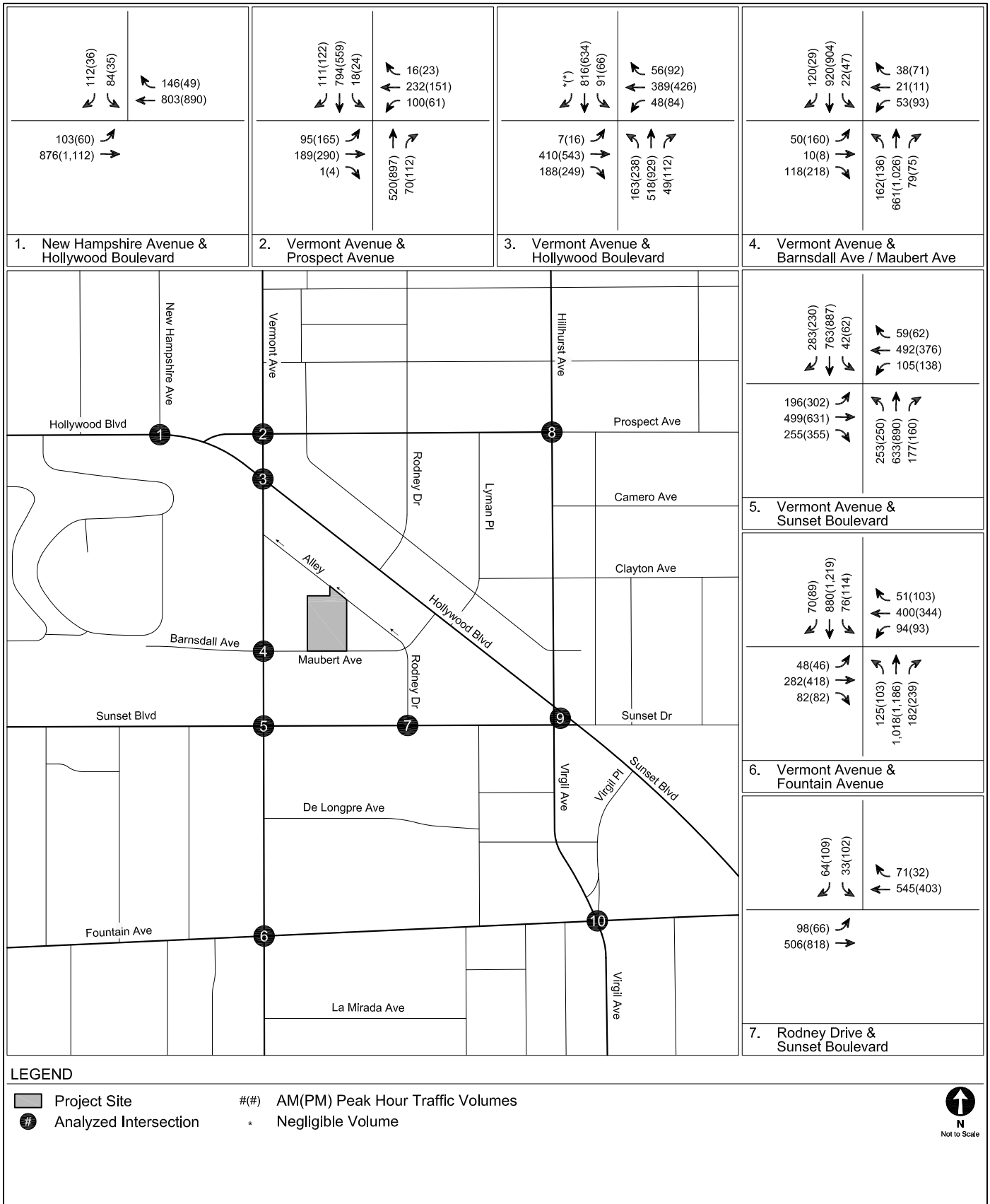
LEGEND

- Project Site
- Analyzed Intersection
- #(##) AM(PM) Peak Hour Traffic Volumes



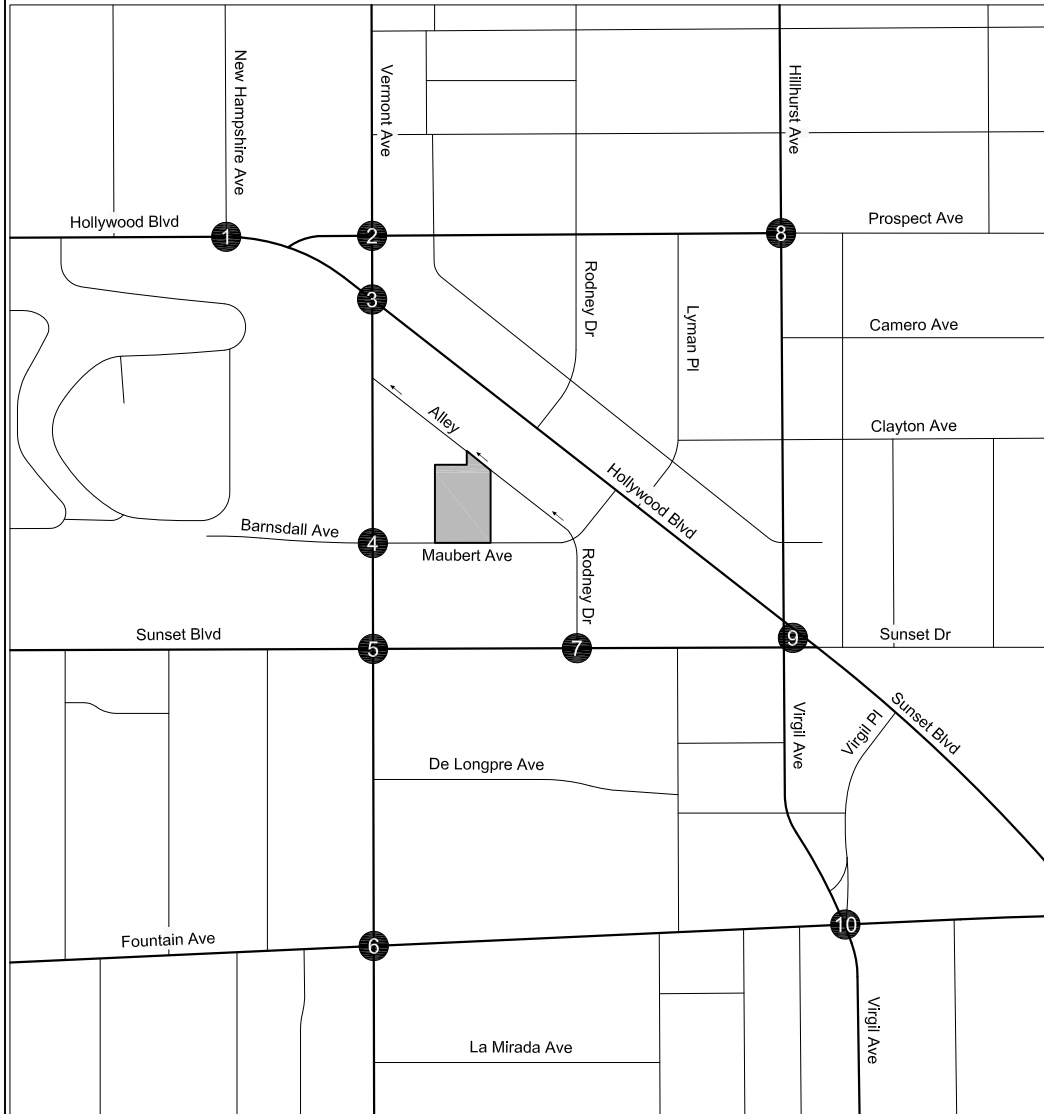
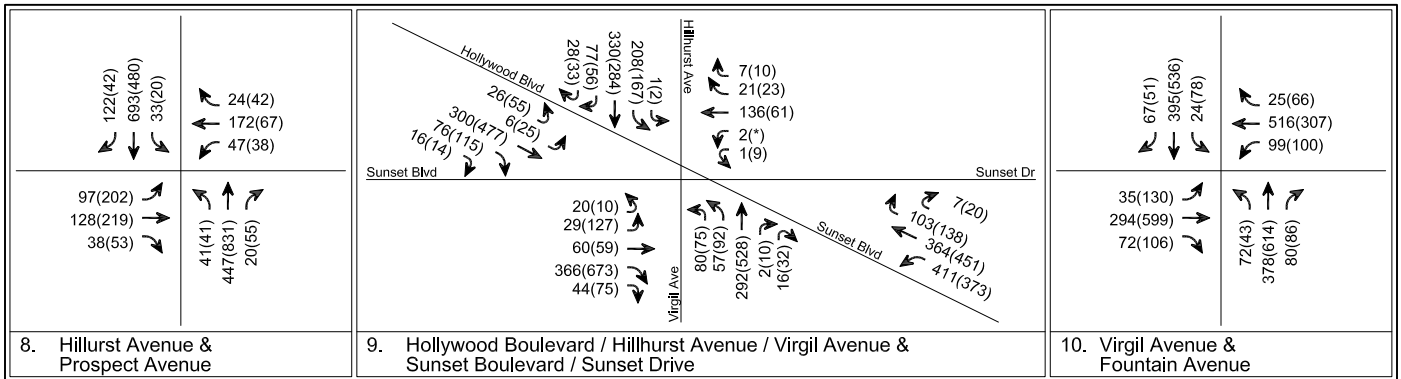
**RELATED PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES**

**FIGURE
6 (CONT.)**



FUTURE WITHOUT PROJECT CONDITIONS (YEAR 2022)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
7



LEGEND

- Project Site
- Analyzed Intersection
- #(#)** AM(PM) Peak Hour Traffic Volumes
- *** Negligible Volume

N
Not to Scale

FUTURE WITHOUT PROJECT CONDITIONS (YEAR 2022)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
7 (CONT.)

**TABLE 6
RELATED PROJECTS**

NO	Name	Address	Description	Trip Generation [a]																
				Daily Trips	Morning Peak Hour Trips		Afternoon Peak Hour Trips		Total	In	Out	Total	In	Out	Total					
					In	Out	In	Out												
1	City Lights Mixed-Use	1515 N Hillhurst Ave	202 apartment units, 5,350 sf retail, 5,050 sf restaurant and 3,025 sf coffee/donut shop	1,664	43	92	134	111	73	183										
2	4900 Hollywood Mixed-Use	4900 W Hollywood Blvd	150 apartment units and 13,813 sf retail	1,585	24	75	99	89	56	145										
3	Hospital Seismic Retrofit	1300 N Vermont Ave	Replace existing hospital and ancillary uses with 30,933 sf office	290	36	5	41	6	30	36										
4	Select @ Los Feliz (Mixed-Use)	4850 W Hollywood Blvd	101 apartment units and 10,000 sf restaurant	1,108	41	68	109	61	32	93										
5	Kaiser Permanente Los Angeles Medical Center	4760 W Sunset Blvd	179,688 medical office and 2,300 sf retail	4,506	233	61	294	71	179	250										
6	Hardware Store	4905 W Hollywood Blvd	36,600 sf retail	1,404	13	12	25	64	68	132										
7	Mixed-Use	1201 N Myra Ave	100 apartment units and 2,000 sf retail	425	-1	30	29	26	11	37										
8	Mixed-Use	4632 W Santa Monica Blvd	177 apartment units and 5,500 sf retail	785	10	51	61	39	13	52										
9	Vermont/Santa Monica MU TOD Project	4718 W Santa Monica Blvd	98 units, 1,000 sf retail, 14,000 sf pharmacy, 3,500 sf restaurant, and 5,000 sf medical office	1,553	54	51	105	72	72	144										
10	New Hampshire Residential Project	1317 N New Hampshire Ave	80 apartment units and 10 affordable housing units	461	10	22	32	21	15	36										
11	Sunset-Junction	4000-4301 W Sunset Blvd	199 apartment units, 4,500 sf health club, 15,000 restaurant	2,922	91	130	227	149	94	243										
12	Hollywood Community Plan Update	The Hollywood Community Plan Update proposes updates to land use policies and maps. The proposed changes would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan Area. The decreases in development potential would be primarily focused on low- to medium-scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. The projected population growth has been captured in the conservative ambient growth rate and the Related Projects defined above. The Project Study Area is fully contained within the Community Plan Area.																		

Notes

[a] Source: Related project information based on available information provided by LADOT (February 27, 2019), Department of City Planning, and recent studies in the area.

**TABLE 7
FUTURE WITHOUT PROJECT CONDITIONS (YEAR 2022)
SIGNIFICANT IMPACT ANALYSIS**

No.	Intersection	Peak Hour	Future without Project Conditions	
			V/C	LOS
1.	New Hampshire Avenue & Hollywood Boulevard	AM	0.449	A
		PM	0.363	A
2.	Vermont Avenue & Prospect Avenue	AM	0.539	A
		PM	0.555	A
3.	Vermont Avenue & Hollywood Boulevard	AM	0.536	A
		PM	0.612	B
4.	Vermont Avenue & Barnsdell Avenue / Maubert Avenue	AM	0.509	A
		PM	0.557	A
5.	Vermont Avenue & Sunset Boulevard	AM	0.776	C
		PM	0.795	C
6.	Vermont Avenue & Fountain Avenue	AM	0.601	B
		PM	0.627	B
7.	Rodney Drive & Sunset Boulevard	AM	0.288	A
		PM	0.470	A
8.	Hillhurst Avenue & Prospect Avenue	AM	0.443	A
		PM	0.566	A
9.	Hillhurst Avenue/Virgil Avenue & Hollywood Boulevard/Sunset Boulevard/Sunset Drive	AM	0.629	B
		PM	0.774	C
10.	Virgil Avenue & Fountain Avenue	AM	0.505	A
		PM	0.535	A

Chapter 4

Project Traffic

This chapter describes the assumptions and methodology used in developing the traffic volumes associated with the proposed Project within the Study Area.

PROJECT DESCRIPTION

As described in Chapter 1, the Project would replace three existing multi-family residential buildings that contain a total of 14 dwelling units with a new eight-story residential building that would include up to 153 dwelling units and residential amenities. Parking for the Project would be within an on-site two-level garage with access provided via one full access driveway along Maubert Avenue and one limited access (left-turn-only ingress and egress movements) driveway along the adjacent one-way westbound alley.

The conceptual Project Site plan is shown in Figure 1.

PROJECT TRIP GENERATION

The Project components were compared to the land use categories provided in *Trip Generation, 10th Edition* to identify applicable trip generation rates. Based on the comparison, the number of trips expected to be generated by the Project was estimated based on rates published for multi-family residential (mid-rise) uses in *Trip Generation, 10th Edition*. These rates are based on surveys of similar land uses at sites around the country and are provided as both daily rates and morning and afternoon peak hour rates. The number of vehicle trips traveling to and from the Project Site is related to the size of each land use.

Appropriate trip generation reductions were made in consultation with LADOT. The Project is located within 500 feet of the Metro Red Line Vermont/Sunset Station; therefore, a 15% transit adjustment was applied, per *Transportation Impact Study Guidelines*, to account for public transit usage and walking arrivals from adjacent commercial and employment centers.

In addition, the Project trip generation estimates were reduced to account for the trips that are currently generated by the existing multi-family residential buildings, which were based on rates published for multi-family residential (low-rise) uses in *Trip Generation, 10th Edition*. Appropriate transit reductions were also applied to the existing uses.

After accounting for the adjustments above, the Project is anticipated to generate 620 net new daily trips, including 42 morning peak hour trips (11 inbound, 31 outbound) and 50 afternoon peak hour trips (31 inbound, 19 outbound), as summarized in Table 8.

PROJECT TRIP DISTRIBUTION

Similar to the trip distribution of traffic for the Related Projects described in Chapter 3, the geographic distribution of trips generated by the Project is dependent on the location of residential centers from which users of the Project would be drawn, characteristics of the street system serving the Project Site, the level of accessibility of the routes to and from the Project Site, existing intersection traffic volumes, the Project ingress/egress availability based on the proposed site access and circulation scheme, and the location of the proposed driveways, as well as input from LADOT staff.

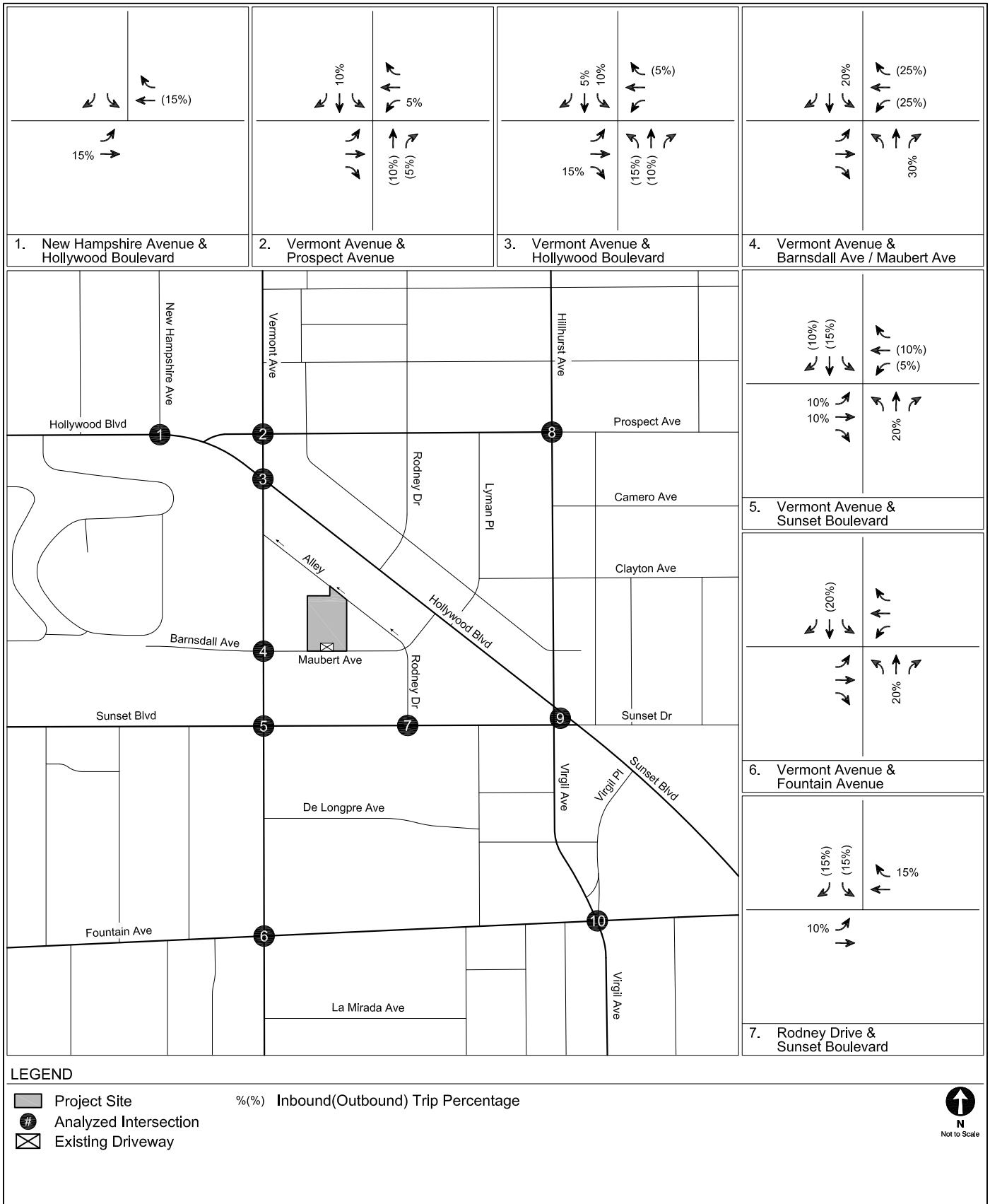
Based on these considerations, traffic entering and exiting the Project was assigned to the surrounding street system. The intersection-level trip distribution pattern for the Project at the study intersections is shown in Figure 8.

Project traffic was assigned to the surrounding street system based on the following general distribution pattern:

-
- 15% to/from the north
 - 30% to/from the south
 - 20% to/from the east
 - 35% to/from the west

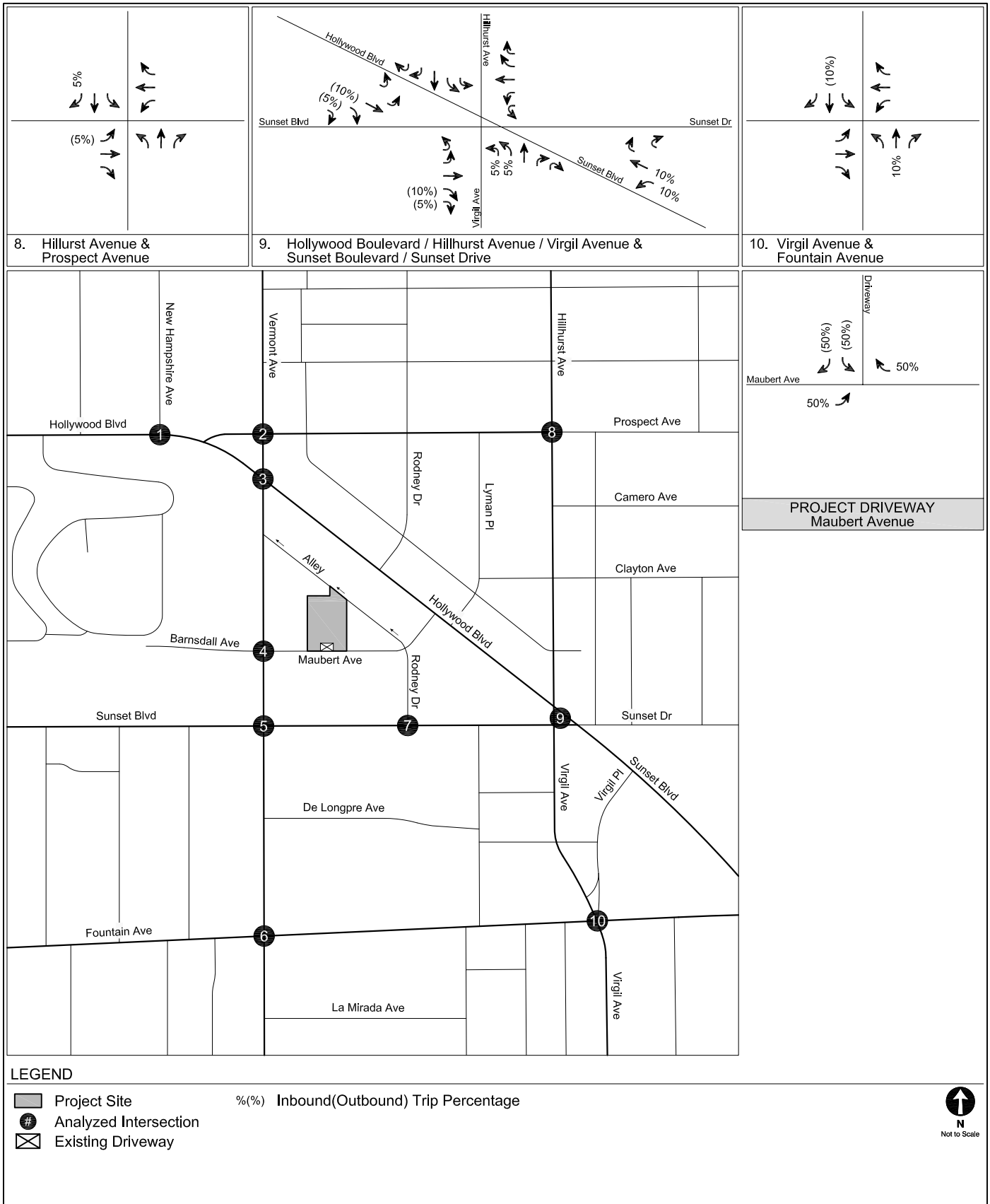
PROJECT TRIP ASSIGNMENT

The Project trip generation estimates summarized in Table 8 and the trip distribution pattern shown in Figure 8 were used to assign the Project-generated traffic through the study intersections. Figure 9 illustrates the combined Project-only traffic volumes at the study intersections during typical weekday morning and afternoon peak hours.



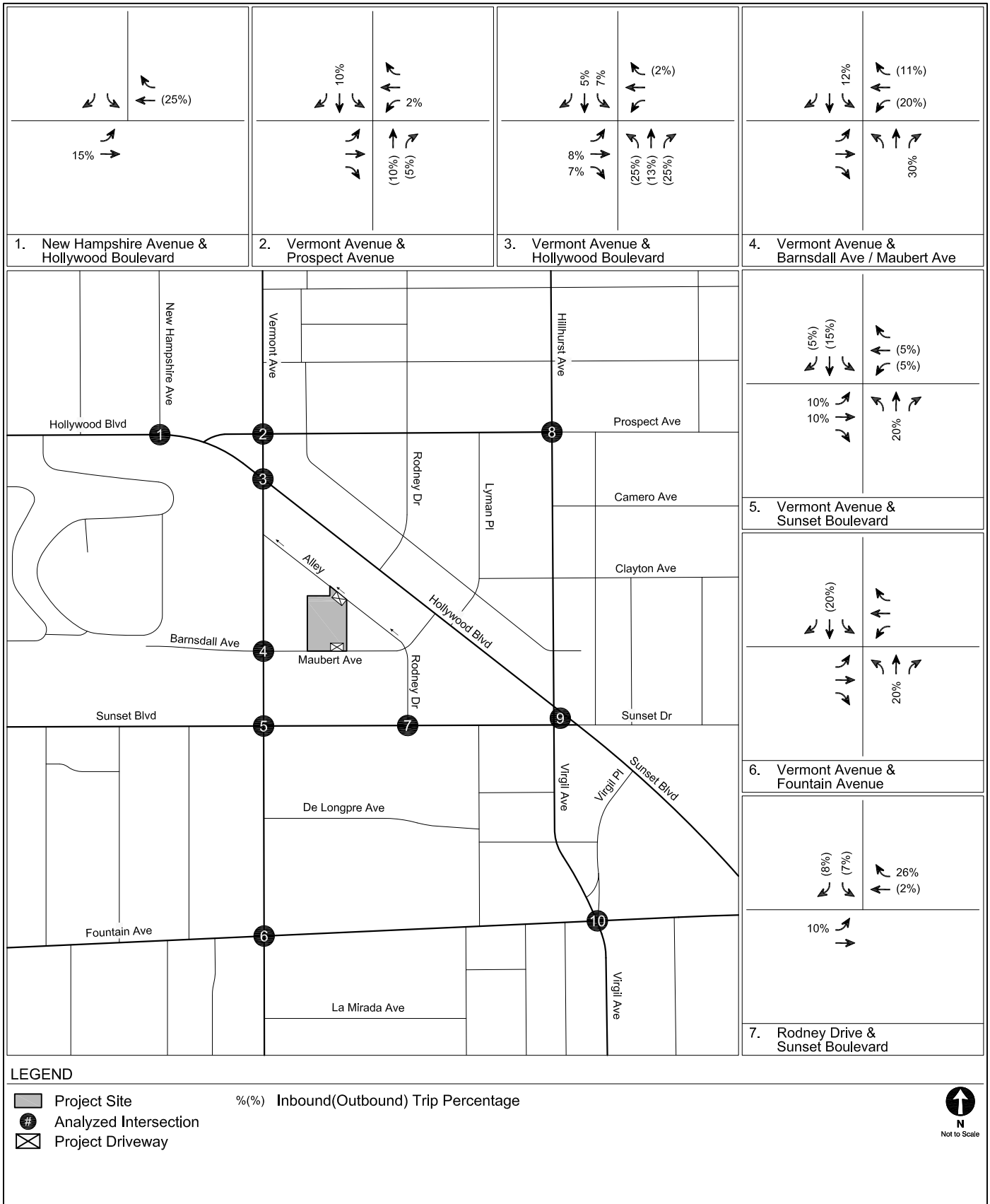
TRIP DISTRIBUTION EXISTING USES

FIGURE 8A



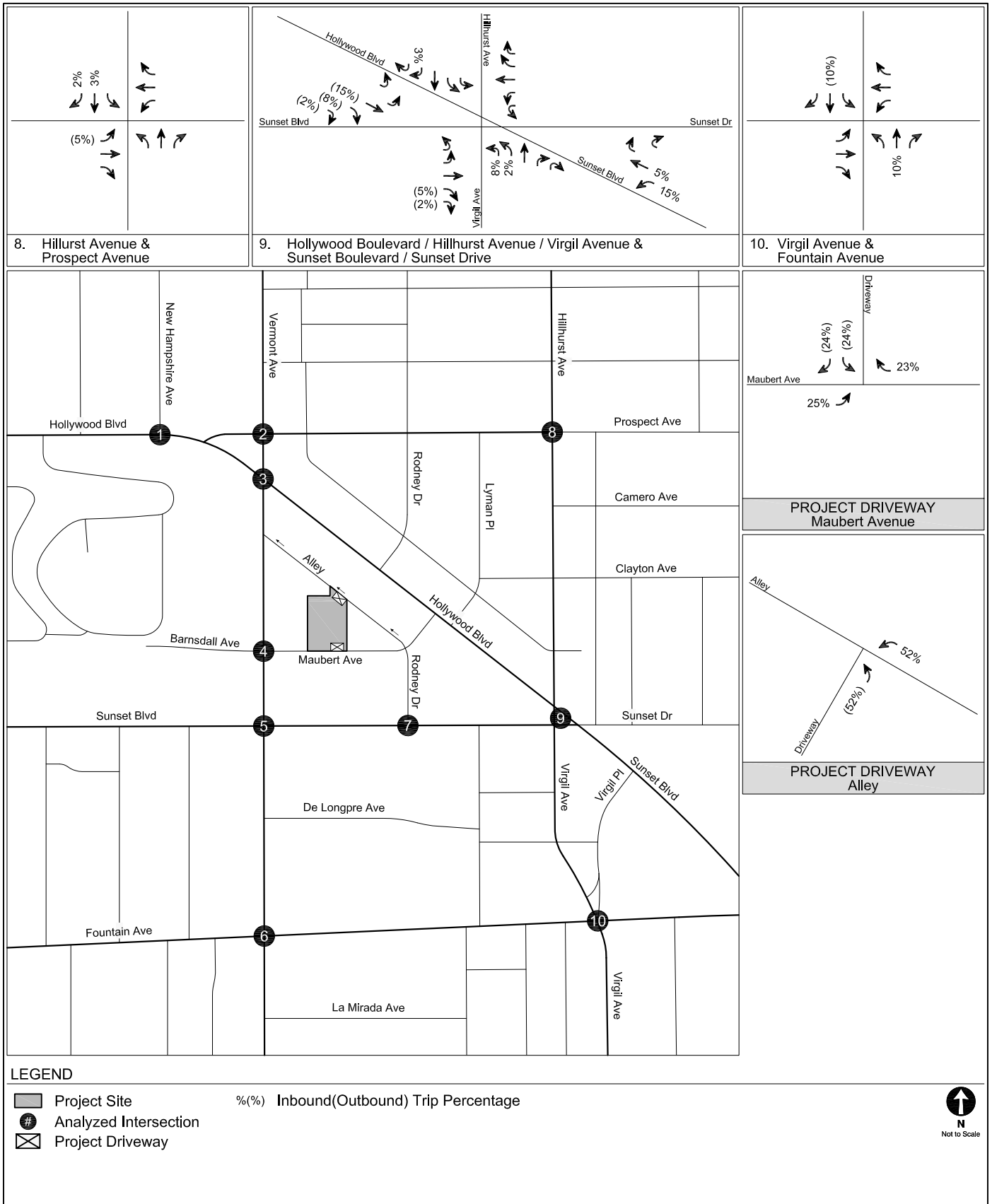
TRIP DISTRIBUTION
EXISTING USES

FIGURE
8A (CONT.)



TRIP DISTRIBUTION
PROPOSED PROJECT

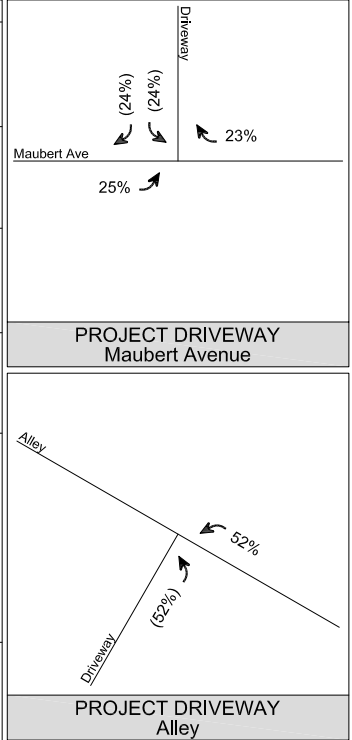
FIGURE
8B



8. Hillurst Avenue & Prospect Avenue

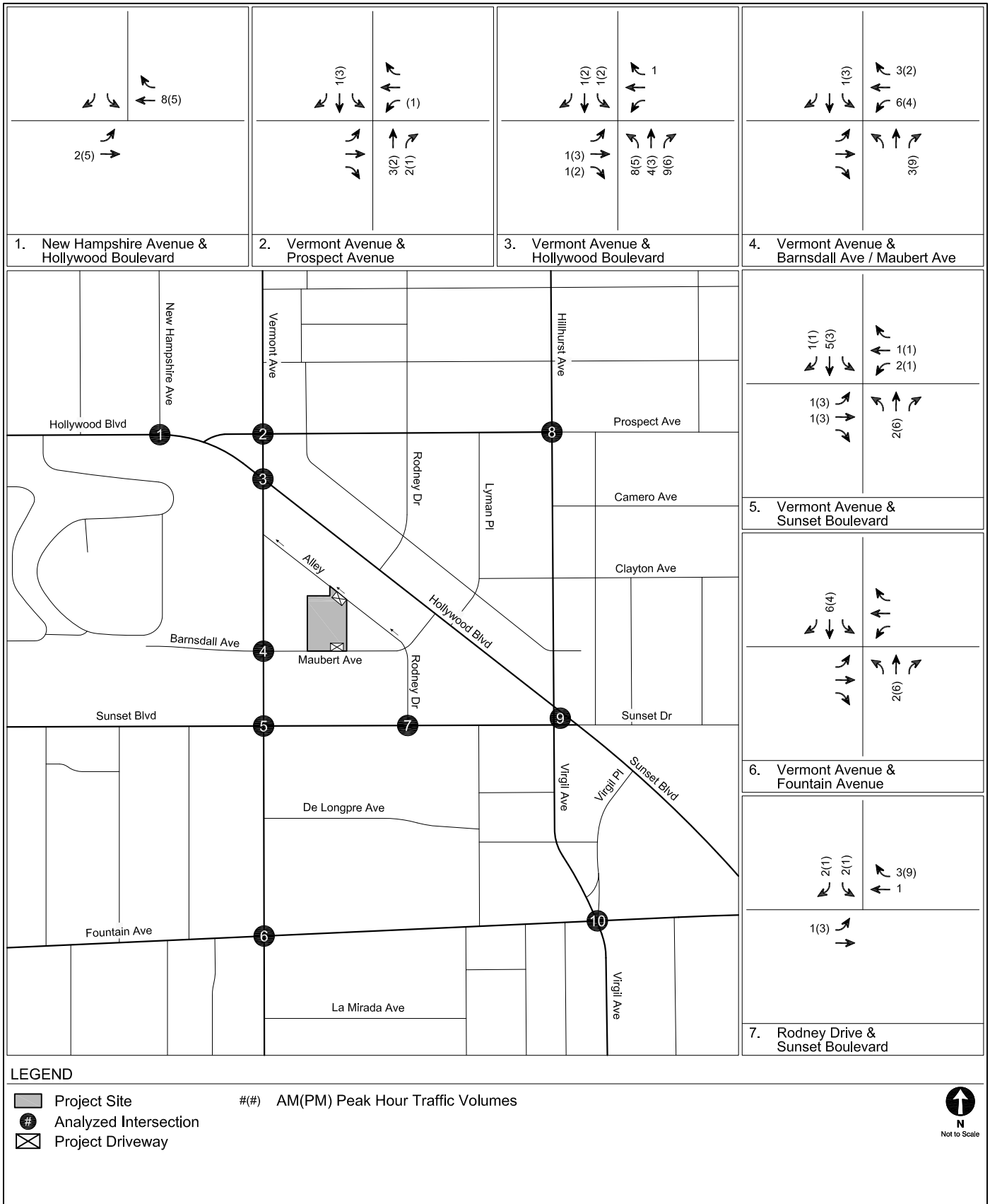
9. Hollywood Boulevard / Hillhurst Avenue / Virgil Avenue & Sunset Boulevard / Sunset Drive

10. Virgil Avenue & Fountain Avenue



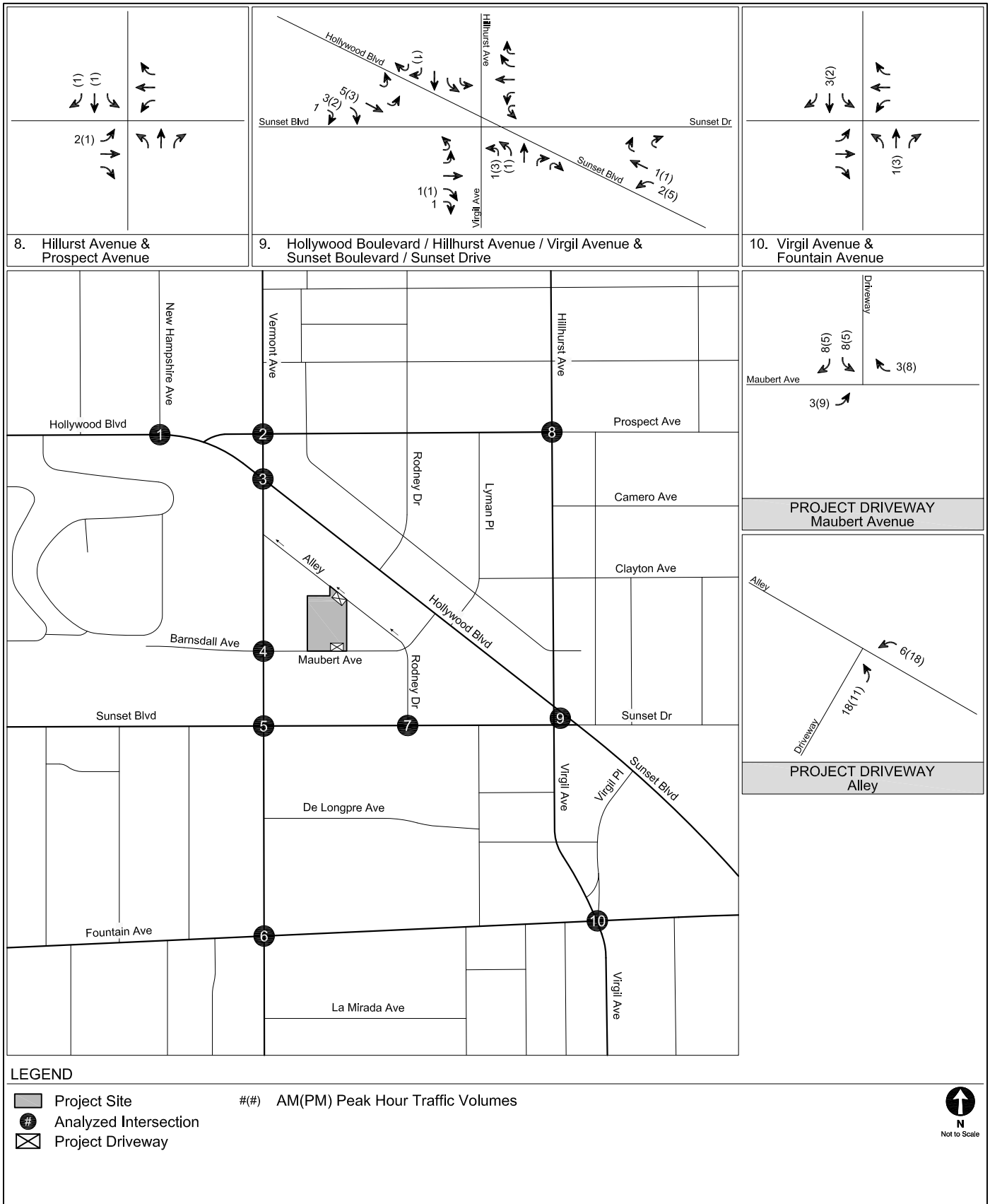
**TRIP DISTRIBUTION
PROPOSED PROJECT**

**FIGURE
8B (CONT.)**



NET PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
9



NET PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
9 (CONT.)

**TABLE 8
PROJECT TRIP GENERATION**

Land Use	ITE Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Generation Rates [a] Multifamily Housing (Low-Rise) Multifamily Housing (Mid-Rise)	220	per du	7.32	23%	77%	0.46	63%	37%	0.56
	221	per du	5.44	26%	74%	0.36	61%	39%	0.44
Proposed Project									
Multifamily Housing (Mid-Rise) <i>Less Walk-In/Transit Reduction - 15%</i> [b]	221	153 du	832 (125)	14 (2)	41 (6)	55 (8)	41 (6)	26 (4)	67 (10)
Subtotal - Proposed Project Trips			707	12	35	47	35	22	57
Existing Uses to be Removed									
Multifamily Housing (Low-Rise) <i>Less Walk-In/Transit Reduction - 15%</i> [b]	220	14 du	102 (15)	1 0	5 (1)	6 (1)	5 (1)	3 0	8 (1)
Subtotal - Existing Trips to be Removed			87	1	4	5	4	3	7
TOTAL NET NEW PROJECT TRIPS			620	11	31	42	31	19	50

Notes:

du = dwelling unit

[a] Source: *Trip Generation, 10th Edition*, Institute of Transportation Engineers, 2017.

[b] Per LADO's *Transportation Impact Study Guidelines*, the Project Site is located approximately 500 feet from the Metro Red Line Vermont/Sunset Station. Therefore, a transit reduction is applied to account for transit usage and walking visitor arrivals from the surrounding neighborhoods and adjacent commercial developments.

Chapter 5

Existing with Project Conditions

This chapter describes the results of the analysis of intersection operating conditions associated with the Project when compared to existing conditions. The analysis corresponds with the Existing Conditions data and analysis presented in Chapter 2. The Existing with Project Conditions reflect existing conditions with the addition of Project traffic.

EXISTING WITH PROJECT TRAFFIC VOLUMES

The Project-only morning and afternoon peak hour traffic volumes described in Chapter 4 and shown in Figure 9 were added to the Existing morning and afternoon peak hour traffic volumes shown in Figure 4. The resulting volumes are illustrated in Figure 10 and represent Existing with Project Conditions after development of the Project under Existing Conditions.

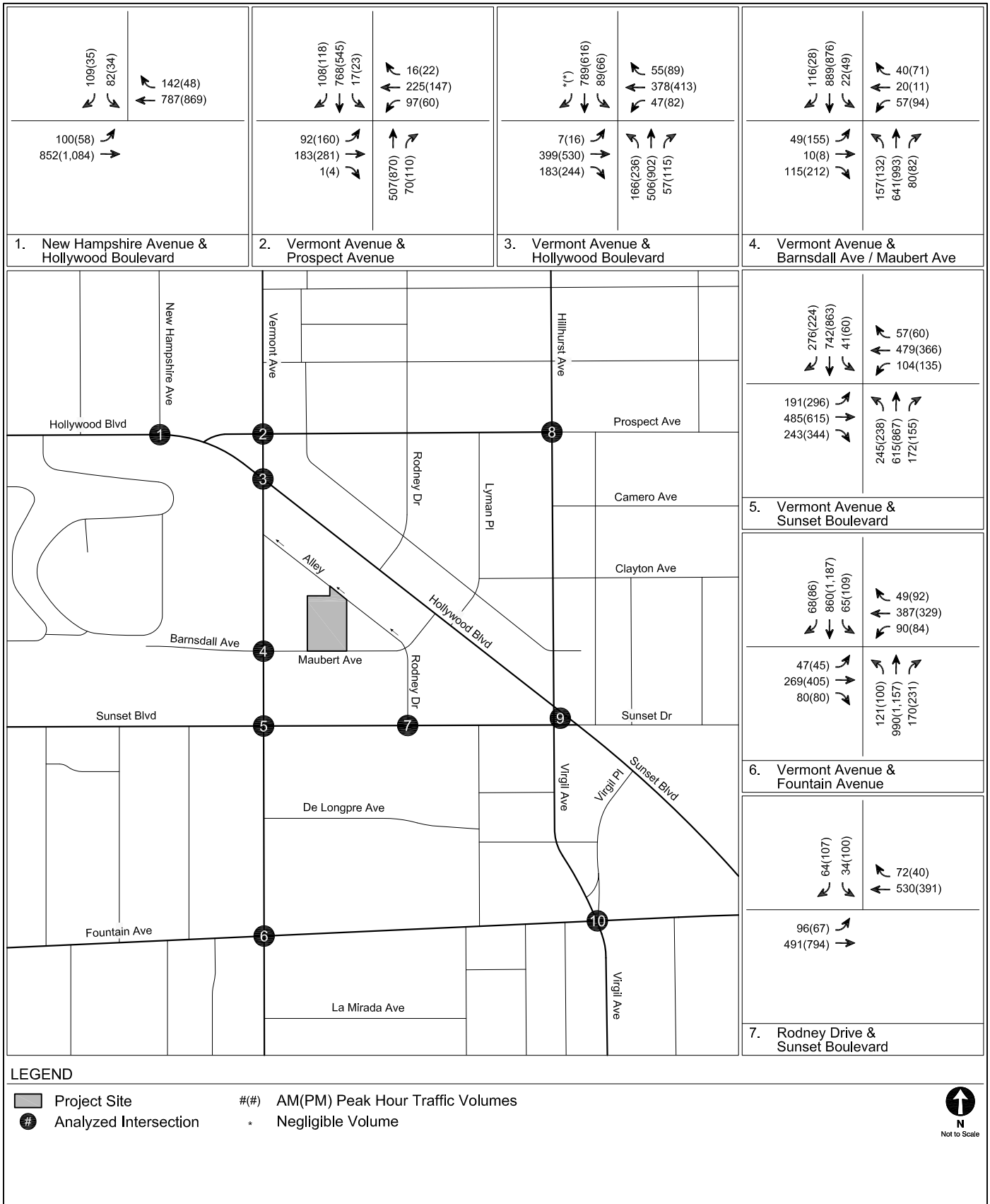
EXISTING WITH PROJECT INTERSECTION LEVELS OF SERVICE

Table 9 summarizes the results of the Existing with Project Conditions during the weekday morning and afternoon peak hours for the 10 signalized study intersections. As shown, all 10 study intersections are expected to continue to operate at LOS C or better during both the morning and afternoon peak hours under Existing with Project Conditions.

SUMMARY

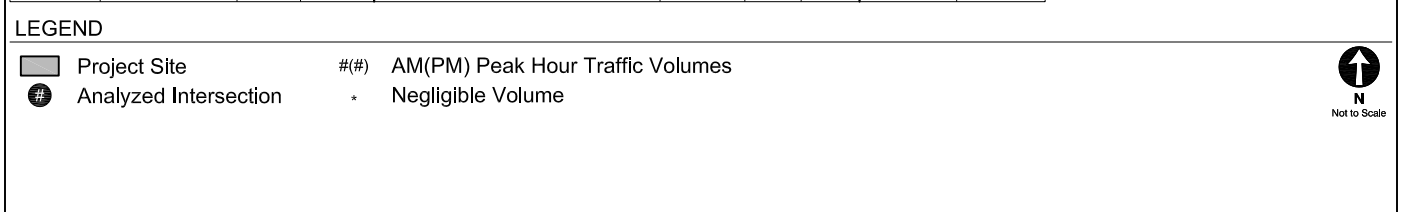
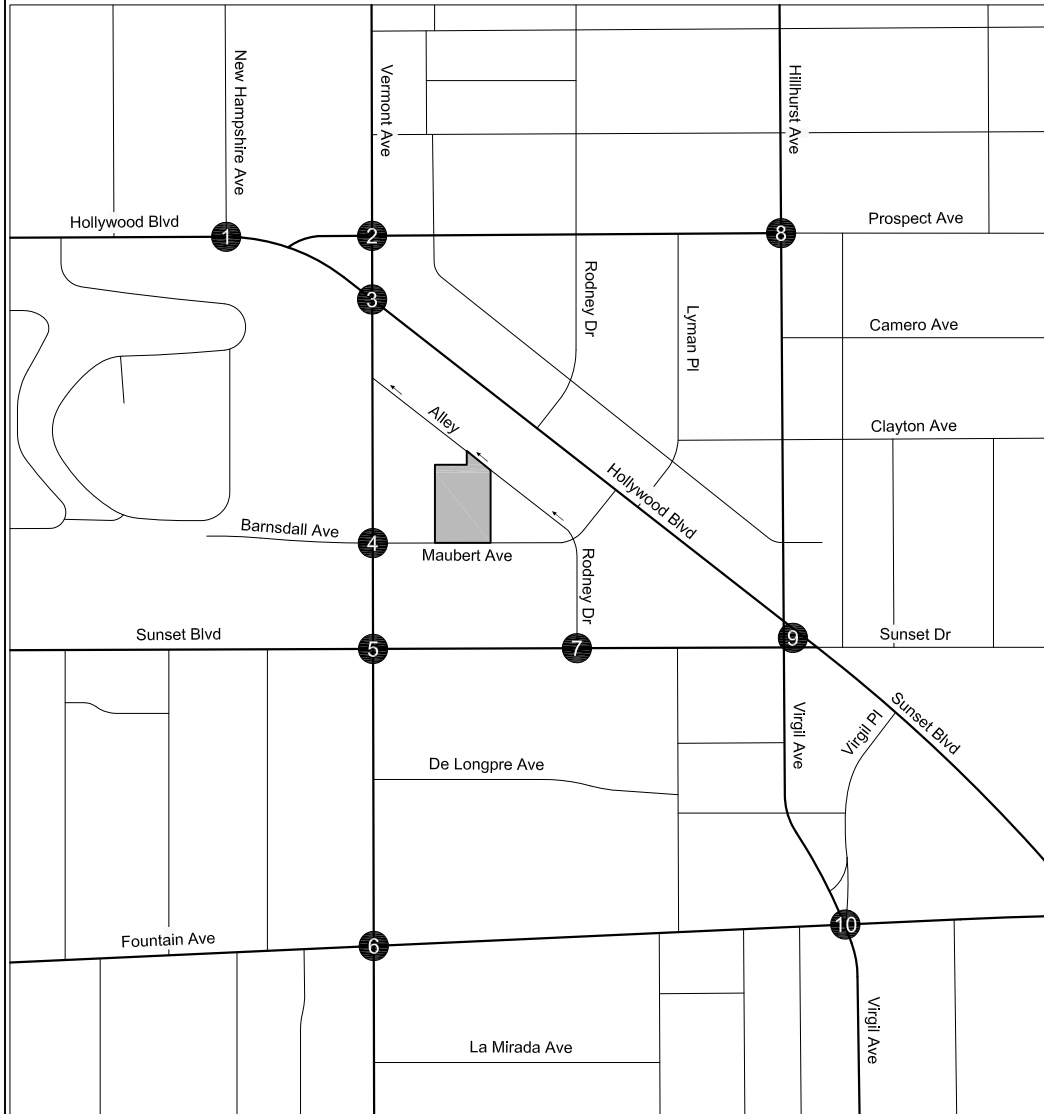
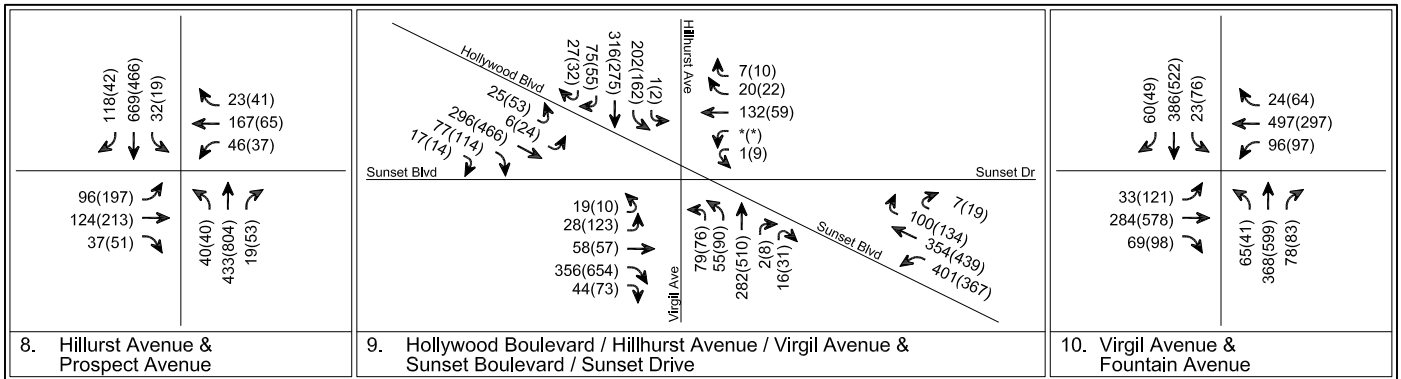
As shown in Table 9, the incremental increase in delay with the addition of Project traffic is not anticipated to exceed the City's significance thresholds detailed in Chapter 1 at any of the 10 study intersections under Existing with Project Conditions. Thus, the Project would not result in

a significant impact under Existing with Project Conditions, and no mitigation measures would be required.



EXISTING WITH PROJECT CONDITIONS (YEAR 2019)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
10



EXISTING WITH PROJECT CONDITIONS (YEAR 2019)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
10 (CONT.)

**TABLE 9
EXISTING WITH PROJECT CONDITIONS (YEAR 2019)
SIGNIFICANT IMPACT ANALYSIS**

No.	Intersection	Peak Hour	Existing Conditions		Existing with Project Conditions			
			V/C	LOS	V/C	LOS	Change in V/C	Significant Impact
1.	New Hampshire Avenue & Hollywood Boulevard	AM	0.401	A	0.404	A	0.003	NO
		PM	0.306	A	0.307	A	0.001	NO
2.	Vermont Avenue & Prospect Avenue	AM	0.479	A	0.479	A	0.000	NO
		PM	0.500	A	0.501	A	0.001	NO
3.	Vermont Avenue & Hollywood Boulevard	AM	0.460	A	0.467	A	0.007	NO
		PM	0.520	A	0.525	A	0.005	NO
4.	Vermont Avenue & Barnsdell Avenue / Maubert Avenue	AM	0.457	A	0.461	A	0.004	NO
		PM	0.506	A	0.512	A	0.006	NO
5.	Vermont Avenue & Sunset Boulevard	AM	0.635	B	0.638	B	0.003	NO
		PM	0.682	B	0.685	B	0.003	NO
6.	Vermont Avenue & Fountain Avenue	AM	0.521	A	0.522	A	0.001	NO
		PM	0.562	A	0.564	A	0.002	NO
7.	Rodney Drive & Sunset Boulevard	AM	0.248	A	0.253	A	0.005	NO
		PM	0.421	A	0.422	A	0.001	NO
8.	Hillhurst Avenue & Prospect Avenue	AM	0.409	A	0.411	A	0.002	NO
		PM	0.530	A	0.531	A	0.001	NO
9.	Hillhurst Avenue/Virgil Avenue & Hollywood Boulevard/Sunset Drive	AM	0.605	B	0.610	B	0.005	NO
		PM	0.748	C	0.752	C	0.004	NO
10.	Virgil Avenue & Fountain Avenue	AM	0.461	A	0.461	A	0.000	NO
		PM	0.499	A	0.499	A	0.000	NO

Chapter 6

Future with Project Conditions

This chapter describes the results of the analysis of intersection operating conditions associated with the Project when compared to future cumulative (Future without Project) conditions. The analysis year of 2022 corresponds to the anticipated buildout year of the Project. All future cumulative traffic growth (i.e., ambient and related project traffic growth) and transportation infrastructure improvements described in Chapter 3 are incorporated into this analysis.

FUTURE WITH PROJECT TRAFFIC VOLUMES

The Project-only morning and afternoon peak hour traffic volumes described in Chapter 4 and shown in Figure 9 were added to the Future without Project morning and afternoon peak hour traffic volumes shown in Figure 7. The resulting volumes are illustrated in Figure 11 and represent Future with Project Conditions after development of the Project in the Year 2022.

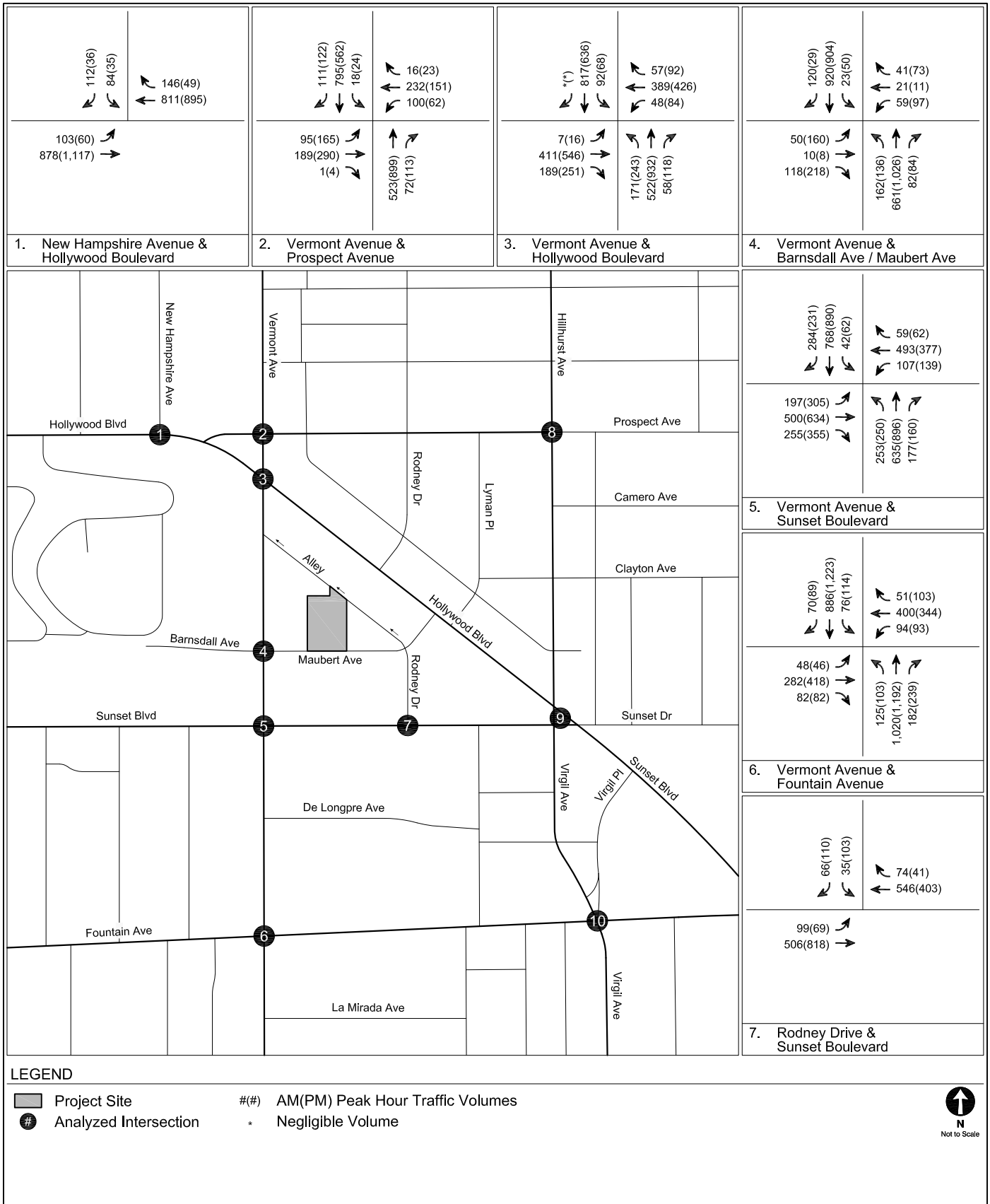
FUTURE WITH PROJECT INTERSECTION LEVELS OF SERVICE

Table 10 summarizes the results of the Future with Project Conditions during the weekday morning and afternoon peak hours for the 10 signalized study intersections. As shown, all 10 study intersections are anticipated to continue to operate at LOS C or better during both the morning and afternoon peak hours under Future with Project Conditions.

SUMMARY

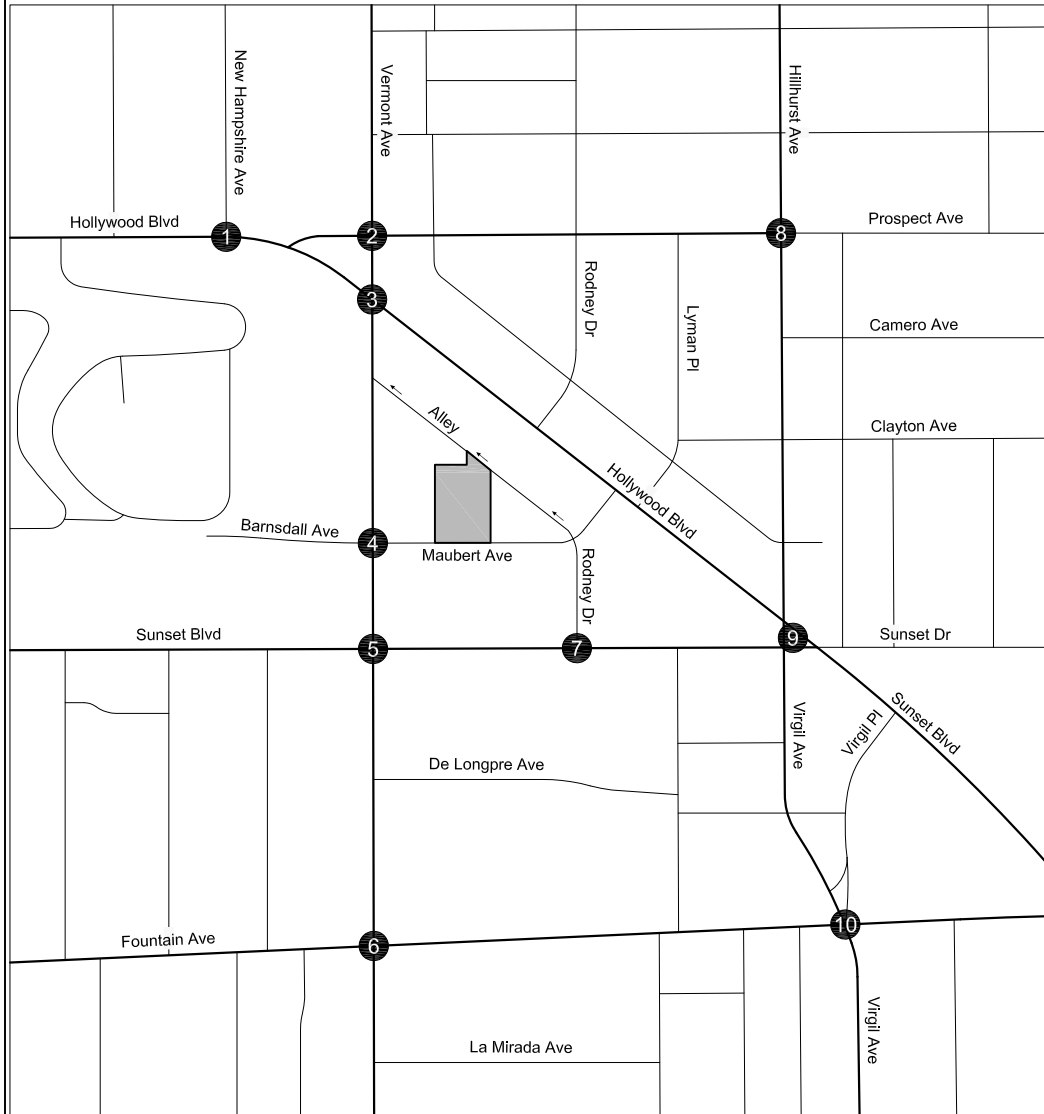
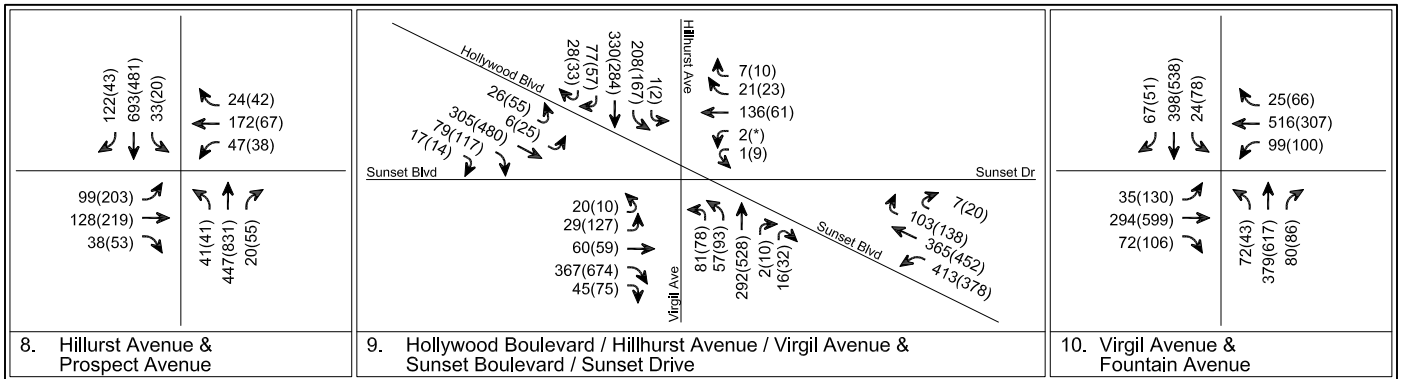
As shown in Table 10, the incremental increase in delay with the addition of Project traffic is not anticipated to exceed the City's significance thresholds detailed in Chapter 1 at any of the 10

study intersections under Future with Project Conditions. Thus, the Project would not result in a significant impact under Future with Project Conditions, and no mitigation measures would be required.



FUTURE WITH PROJECT CONDITIONS (YEAR 2022)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
11



LEGEND

- Project Site
- Analyzed Intersection
- AM(PM) Peak Hour Traffic Volumes
- Negligible Volume

N
Not to Scale

FUTURE WITH PROJECT CONDITIONS (YEAR 2022)
PEAK HOUR TRAFFIC VOLUMES

FIGURE
11 (CONT.)

**TABLE 10
FUTURE WITH PROJECT CONDITIONS (YEAR 2022)
SIGNIFICANT IMPACT ANALYSIS**

No.	Intersection	Peak Hour	Future without Project Conditions		Future with Project Conditions			
			V/C	LOS	V/C	LOS	Change in V/C	Significant Impact
1.	New Hampshire Avenue & Hollywood Boulevard	AM	0.449	A	0.451	A	0.002	NO
		PM	0.363	A	0.365	A	0.002	NO
2.	Vermont Avenue & Prospect Avenue	AM	0.539	A	0.539	A	0.000	NO
		PM	0.555	A	0.557	A	0.002	NO
3.	Vermont Avenue & Hollywood Boulevard	AM	0.536	A	0.541	A	0.005	NO
		PM	0.612	B	0.617	B	0.005	NO
4.	Vermont Avenue & Barnsdell Avenue / Maubert Avenue	AM	0.509	A	0.513	A	0.004	NO
		PM	0.557	A	0.566	A	0.009	NO
5.	Vermont Avenue & Sunset Boulevard	AM	0.776	C	0.779	C	0.003	NO
		PM	0.795	C	0.797	C	0.002	NO
6.	Vermont Avenue & Fountain Avenue	AM	0.601	B	0.602	B	0.001	NO
		PM	0.627	B	0.628	B	0.001	NO
7.	Rodney Drive & Sunset Boulevard	AM	0.288	A	0.293	A	0.005	NO
		PM	0.470	A	0.471	A	0.001	NO
8.	Hillhurst Avenue & Prospect Avenue	AM	0.443	A	0.444	A	0.001	NO
		PM	0.566	A	0.567	A	0.001	NO
9.	Hillhurst Avenue/Virgil Avenue & Hollywood Boulevard/Sunset Drive	AM	0.629	B	0.633	B	0.004	NO
		PM	0.774	C	0.778	C	0.004	NO
10.	Virgil Avenue & Fountain Avenue	AM	0.505	A	0.506	A	0.001	NO
		PM	0.535	A	0.535	A	0.000	NO

Chapter 7

Congestion Management Program Analysis

This chapter presents an analysis of the regional transportation facilities in the vicinity of the Project Site, in accordance with the procedures outlined in the CMP.

TIA GUIDELINES

The CMP requires that TIAs be performed on three types of facilities:

- Arterial Intersections
- Mainline Freeway Segments
- The Public Transit System

The CMP identifies specific arterial and freeway mainline locations for analysis.

Arterial Monitoring Intersection TIA Guidelines

The CMP requires that a TIA be performed for all CMP arterial monitoring intersections where a project would add 50 or more trips during either the weekday morning or afternoon peak hours. A detailed analysis is not required if the project adds fewer than 50 trips to an arterial monitoring intersection. The CMP analysis uses the same CMA methodology as used in earlier chapters for City intersections to determine intersection V/C ratio and LOS. A significant impact requiring mitigation occurs if project traffic causes an incremental increase in intersection V/C ratio of 0.02 or greater to a facility projected to operate at LOS F ($V/C > 1.00$) after the addition of project traffic.

Mainline Freeway Monitoring Location TIA Guidelines

The CMP requires that a TIA be performed for all CMP mainline freeway monitoring locations where a project would add 150 or more trips (in either direction) during the weekday morning or afternoon peak hours. A detailed analysis is not required if the project adds fewer than 150 trips to a mainline freeway monitoring location (in either direction) during either the weekday morning or afternoon peak hour. The CMP analysis uses a demand-to-capacity (D/C) ratio to determine facility LOS based on capacity identified in Appendix A of the CMP. Similar to arterial monitoring intersections, a significant impact requiring mitigation occurs if project traffic causes an incremental increase in freeway segment D/C ratio of 0.02 or greater to a facility projected to operate at LOS F ($D/C > 1.00$) after the addition of project traffic.

Transit Impact Review Guidelines

The CMP requires that a transit system analysis be performed to determine whether a project would increase transit ridership beyond the current capacity of the transit system.

ARTERIAL MONITORING STATION ANALYSIS

The CMP identifies the following two arterial monitoring intersections within 1.5 miles of the Project Site:

- Santa Monica Boulevard & Western Avenue (1.20 miles southwest of the Project Site)
- Alvarado Street & Sunset Boulevard (2.15 miles northwest of the Project Site)

Both of these arterial monitoring intersections are outside of the boundaries of the Study Area. The Project trips at these locations were calculated based on the number of trips entering and leaving the Study Area (based on Figure 9) in the direction of the outlying CMP arterial monitoring intersections, conservatively assuming there would be no diverging trips.

Based on this methodology, the number of peak hour Project trips expected at each arterial monitoring intersection is as follows:

Intersection	Peak Hour Trips		Requires CMP Analysis?
	AM	PM	
Santa Monica Boulevard & Western Avenue	4	5	No
Alvarado Street & Sunset Boulevard	8	10	No

The Project would not add any peak hour trips at any of the arterial monitoring intersections. Therefore, further analysis of the CMP arterial monitoring intersections is not required.

FREEWAY SEGMENT ANALYSIS

The CMP identifies one mainline freeway monitoring location on US 101 south of Santa Monica Boulevard, approximately 1.15 miles southwest of the Project Site. The Project does not generate more than 50 trips during either the weekday morning or afternoon hours. Since the Project would not add 150 trips in either direction during either peak hour to the CMP mainline freeway monitoring location, further CMP freeway segment analysis is not required.

REGIONAL TRANSIT IMPACT ANALYSIS

Section B.8.4 of the CMP provides a methodology for estimating the number of transit trips expected to result from a proposed project based on the number of vehicle trips. This methodology assumes an average vehicle occupancy (AVO) factor of 1.4 in order to estimate the number of person trips to and from the Project and guidance regarding the percentage of Project person trips may use public transit to travel to and from the Project Site depending on the mix of uses and proximity to public transit. Based on the assumptions in the trip generation estimates shown in Table 8, a transit/walk-in adjustment of up to 15% was applied to account for the use of non-auto travel modes (e.g., rail, bus, bicycle, walk, etc.) For the purposes of this analysis, all non-auto trips were conservatively assumed to travel via public transit.

As shown in Table 8, transit usage accounts for approximately eight morning peak hour trips and 10 afternoon peak hour trips. Assuming an AVO of 1.4, the Project's vehicle trips result in an estimated increase of 11 person trips during the morning peak hour and 14 person trips during the afternoon peak hour.

As detailed in Chapter 2, the Study Area is served by numerous established transit routes. The total residual capacity of the analyzed transit lines within the Study Area during the morning and afternoon peak hours is approximately 8,772 and 6,890 trips, respectively. The Project's morning and afternoon peak hour person trips by transit are projected at 11 and 14 trips, respectively, or approximately less than 0.2% of the available capacity during the morning or afternoon peak.

As detailed in Table 3, the Project Site is served by numerous bus lines, as well as the Metro Red Line. Although the Project (and other Related Projects) will cumulatively add transit ridership, the Project Site, Hollywood, and the Study Area are served by a vast amount of transit service. Overall, the total transit capacity along those routes can accommodate the Project's transit trips during both the morning and afternoon peak hours. Therefore, the Project is not anticipated to result in material regional transit impacts.

Furthermore, Los Angeles County voters approved Measure R, a half-cent sales tax increase for transportation, which has allowed Metro to develop projects to improve the existing transportation system. *2009 Long Range Transportation Plan* (Metro, Adopted 2009) (2009 LRTP), which outlined a range of transit and highway projects throughout Los Angeles County that were aimed to improve mobility and address future growth, is currently in the process of an update to address transportation issues and projects identified by local jurisdictions, Councils of Governments, and transportation agencies. *2014 Short Range Transportation Plan* (Metro, Adopted 2014) identifies projects and programs that will be implemented in accordance with the Project priorities and funding schedules of the 2009 LRTP. It is recognized that with these plans in place, Metro will continue to maintain and expand regional transit service in order to accommodate cumulative demand in the region. Although the Project (and other related projects) will cumulatively add transit ridership, Metro will continue to maintain and expand regional transit service to accommodate cumulative demand in the region; therefore, cumulative impacts on public transit are considered to be less than significant.

Chapter 8

Site Access and Internal Circulation

This chapter summarizes the site access and internal circulation of the Project Site.

VEHICLES

Parking for the Project would be provided within an on-site two-level garage. Vehicular access to the parking garage would be provided via one full access driveway (accommodating right-turn and left-turn ingress and egress movements) along Maubert Avenue and one limited access driveway (left-turn-only ingress and egress movements) along the adjacent one-way westbound alley. The driveway would be designed in accordance with LADOT standards.

PEDESTRIANS AND BICYCLES

The ground floor level of the Project would be designed to maximize the pedestrian experience, with pedestrian entrances at the Maubert Avenue street frontage. The sidewalk along Maubert Avenue would be maintained to provide safe pedestrian facilities.

Visitors, patrons and employees arriving by bicycle would have access on Maubert Avenue. In order to facilitate bicycle use, bicycle parking spaces would be provided on-site, consistent with the *Los Angeles Municipal Code* (City of Los Angeles) Bicycle Parking Ordinance, Section 12.21 A16(a)(2).

Vehicular circulation would be designed to be clearly separated and would not conflict with pedestrian and bicycle circulation. The Project would not mix pedestrian and bicycle traffic with automobile traffic and, therefore, no impacts would occur.

Chapter 9

Summary and Conclusions

This study was undertaken to analyze the potential transportation impacts of the Maubert Residential Project on the local street system. The following summarizes the results of this analysis:

- The proposed development would replace three existing multi-family residential buildings that contain a total of 14 dwelling units with a new eight-story residential building that would include up to 153 dwelling units and residential amenities.
- Upon application of appropriate credits for public transit usage and removal of existing uses, the Project is estimated to generate a net total of 620 daily trips, including 42 morning and 50 afternoon peak hour trips.
- The Project traffic was added to the existing circulation system to develop the Existing with Project traffic conditions. Based on LADOT significance criteria, no impacts at any of the 10 study intersections was determined to be significant under Existing with Project Conditions.
- Future traffic conditions in the Study Area were forecasted for the Project buildout year of 2022. Based on the LADOT significance criteria, no impacts were determined to be significant at any of the 10 study intersections under Future with Project Conditions (Year 2022).
- Analysis of potential impacts on the regional transportation system conducted in accordance with CMP guidelines determined that the Project would not have a significant impact on the regional freeway, arterial street system or transit system.
- Parking for the Project would be provided on-site. Access would be provided via one full-access driveway along Maubert Avenue and one limited-access driveway along the adjacent one-way westbound alley.
- The Project provides adequate internal circulation to accommodate vehicular traffic without impeding through traffic movements on City streets.
- The Project incorporates pedestrian and bicycle-friendly designs, such as bicycle parking.

References

2009 Long Range Transportation Plan, Los Angeles County Metropolitan Transportation Authority Metro, Adopted 2009.

2010 Bicycle Plan, A Component of the City of Los Angeles Transportation Element, Los Angeles Department of City Planning, 2010.

2010 Los Angeles County Congestion Management Program, Los Angeles County Metropolitan Transportation Authority, 2010.

2014 Short Range Transportation Plan, Los Angeles County Metropolitan Transportation Authority Metro, Adopted 2014.

California Environmental Quality Act, Statute & Guidelines, Chapter 3, Title 14, Article 9, Contents of Environmental Impact Reports, California Association of Environmental Professionals, December 28, 2018.

California Transportation Plan 2040, California Department of Transportation, June 2016.

Caltrans Strategic Management Plan 2015-2020, California Department of Transportation, March 2015.

Hollywood Community Plan, Los Angeles Department of City Planning, 1988.

Local Development – Intergovernmental Review Program Interim Guide, California Department of Transportation, Approved September 2016.

Los Angeles Municipal Code, City of Los Angeles.

Mobility Plan 2035, An Element of the General, Los Angeles Department of City Planning, January 2016.

State of California Senate Bill No. 743, Steinberg, 2013.

Transportation Impact Study Guidelines, Los Angeles Department of Transportation, December 2016.

Transportation Research Circular No. 212, Interim Materials on Highway Capacity, Transportation Research Board, 1980.

Trip Generation, 10th Edition, Institute of Transportation Engineers, 2017.

References, cont.

Vermont/Western Transit Oriented District Specific Plan, Los Angeles Department of City Planning, 2001.

Vision Zero: Eliminating Traffic Deaths in Los Angeles by 2025, City of Los Angeles, August 2015.

Appendix A

Memorandum of Understanding



Transportation Impact Study Memorandum of Understanding (MOU)

This MOU acknowledges that the Transportation Impact Study for the following Project will be prepared in accordance with the latest version of LADOT's Transportation Impact Study Guidelines:

I. PROJECT INFORMATION

Project Name: Maubert

Project Address: 4629-4651 Maubert Ave, Los Angeles, CA 90027

Project Description: The Project would replace three existing multifamily residential buildings that contain a total of 14 dwelling units with a new eight-story multifamily residential building that would include up to 153 dwelling units.

LADOT Project Case Number: _____ Project Site Plan attached? (Required) Yes No

II. TRIP GENERATION

Geographic Distribution: N 15.00 % S 30.00 % E 20.00 % W 35.00 %

Illustration of Project trip distribution percentages at Study intersections attached? (Required) Yes No

Trip Generation Adjustments (Exact amount of credit subject to approval by LADOT)

	Yes	No
Transit Usage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation Demand Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing Active Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Trip	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pass-By Trip	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source of Trip Generation Rate(s)? ITE 9th Edition Other: ITE 10th Edition

Trip generation table including a description of the proposed land uses, ITE rates, estimated morning and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc. attached? (Required) Yes No

	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
AM Trips	<u>11</u>	<u>31</u>	<u>42</u>
PM Trips	<u>31</u>	<u>19</u>	<u>50</u>

III. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: 2022 Ambient or CMP Growth Rate: 1.0 % Per Yr.

Related Projects List, researched by the consultant and approved by LADOT, attached? (Required) Yes No

Map of Study Intersections attached? (May be subject to LADOT revision after initial impact analysis) Yes No

Is this Project located on a street within the High Injury Network? Yes No

IV. CONTACT INFORMATION

CONSULTANT

DEVELOPER

Name: Gibson Transportation Consulting, Inc.

Maubert LA VI, LLC (c/o Heather Waldstein - Rosenheim & Associates, Inc.)

Address: 555 W. 5th Street, Suite 3375, Los Angeles, CA 90013

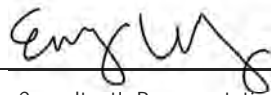
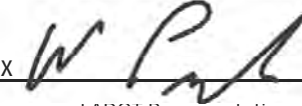
21600 Oxnard Street, Suite #630, Woodland Hills, CA 91367

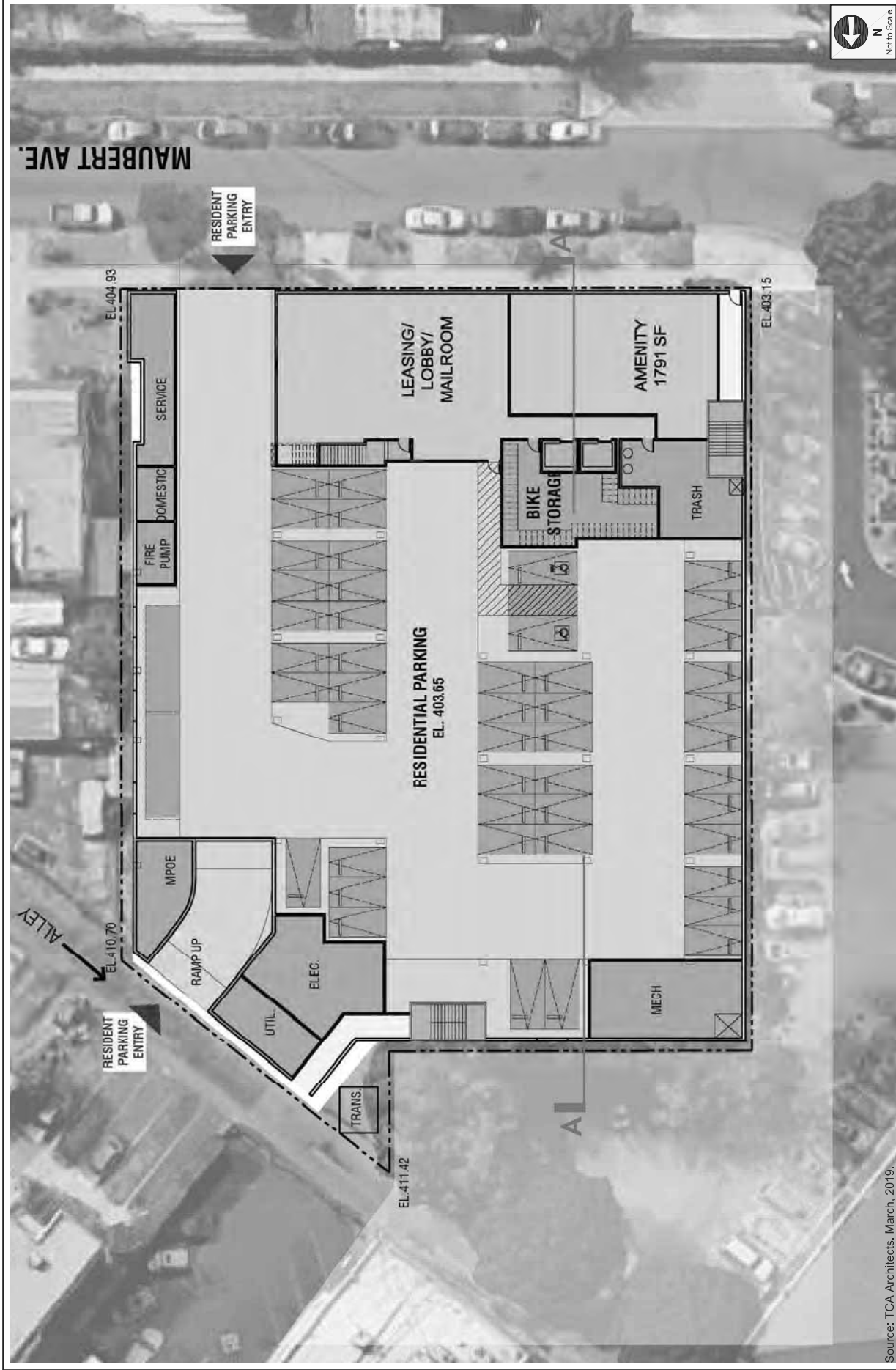
Phone Number: (213) 683-0088

(818) 716-2767

E-Mail: ewong@gibsontrans.com

heather@raa-inc.com

Approved by:	x		<u>3/7/2019</u>	x		<u>3/21/19</u>
		Consultant's Representative	Date		LADOT Representative	Date



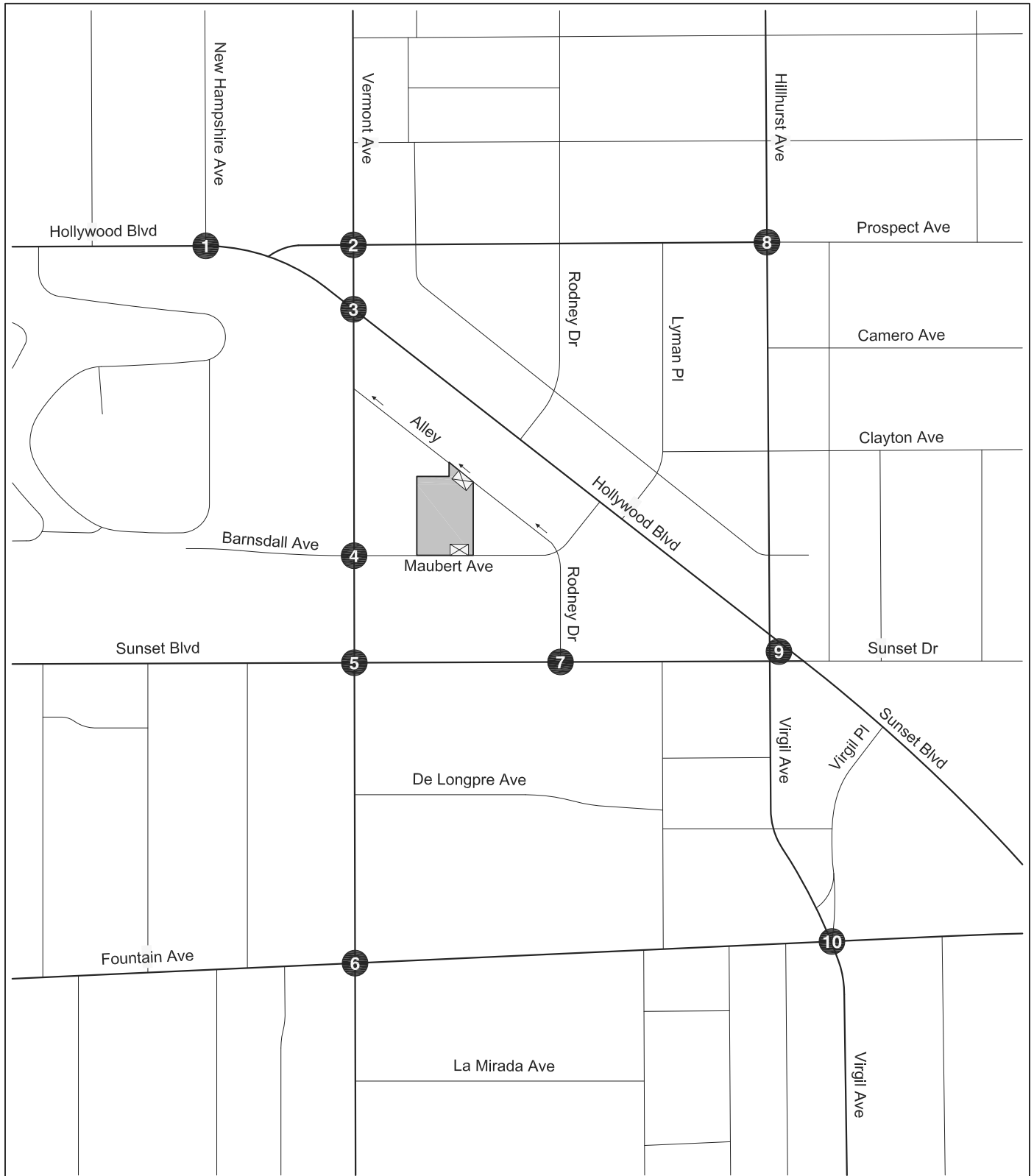
Source: TCA Architects, March, 2019.

PROJECT SITE PLAN

FIGURE 1

**TABLE 1
STUDY INTERSECTIONS**

No.	North / South Street	East / West Street
1.	New Hampshire Avenue	Hollywood Boulevard
2.	Vermont Avenue	Prospect Avenue
3.	Vermont Avenue	Hollywood Boulevard
4.	Vermont Avenue	Barnsdell Avenue / Maubert Avenue
5.	Vermont Avenue	Sunset Boulevard
6.	Vermont Avenue	Fountain Avenue
7.	Rodney Drive	Sunset Boulevard
8.	Hillhurst Avenue	Prospect Avenue
9.	Hillhurst Avenue/Virgil Avenue	Hollywood Boulevard/Sunset Boulevard/Sunset Drive
10.	Virgil Avenue	Fountain Avenue



LEGEND

- Project Site
- # Analyzed Intersection
- Project Driveway



STUDY AREA

FIGURE
2

**TABLE 2
PROJECT TRIP GENERATION ESTIMATES**

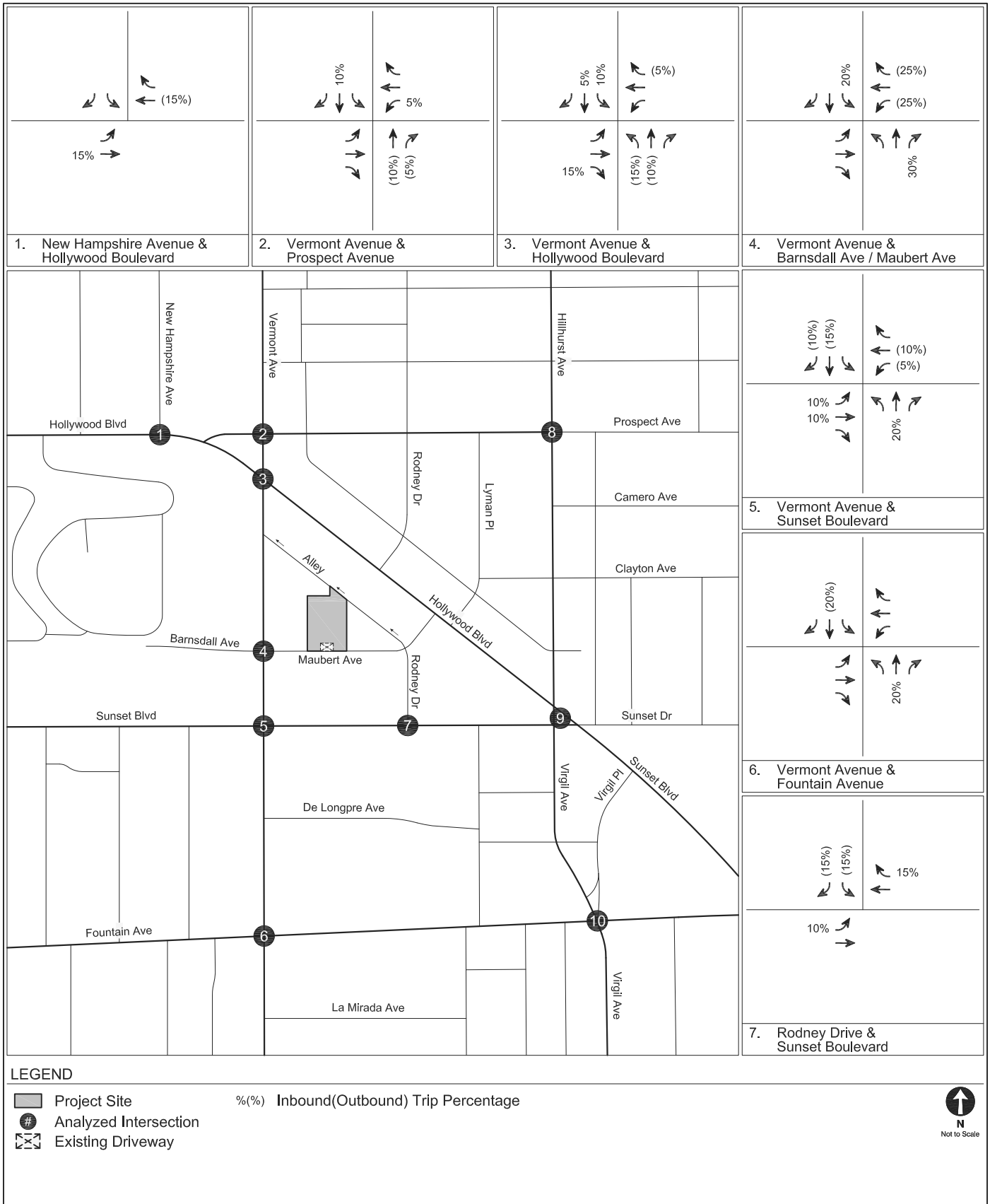
Land Use	ITE Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Trip Generation Rates</u> [a] Multifamily Housing (Low-Rise) Multifamily Housing (Mid-Rise)	220	per du	7.32	23%	77%	0.46	63%	37%	0.56
	221	per du	5.44	26%	74%	0.36	61%	39%	0.44
<u>Proposed Project</u>									
Multifamily Housing (Mid-Rise) <i>Less Walk-In/Transit Reduction - 15%</i> [b]	221	153 du	832 (125)	14 (2)	41 (6)	55 (8)	41 (6)	26 (4)	67 (10)
Subtotal - Proposed Project Trips			707	12	35	47	35	22	57
<u>Existing Uses to be Removed</u>									
Multifamily Housing (Low-Rise) <i>Less Walk-In/Transit Reduction - 15%</i> [b]	220	14 du	102 (15)	1 0	5 (1)	6 (1)	5 (1)	3 0	8 (1)
Subtotal - Existing Trips to be Removed			87	1	4	5	4	3	7
TOTAL NET NEW PROJECT TRIPS			620	11	31	42	31	19	50

Notes:

du = dwelling unit

[a] Source: *Trip Generation, 10th Edition*, Institute of Transportation Engineers, 2017.

[b] Per LADOT's *Transportation Impact Study Guidelines*, the Project Site is located approximately 500 feet from the Metro Red Line Vermont/Sunset Station. Therefore, a transit reduction is applied to account for transit usage and walking visitor arrivals from the surrounding neighborhoods and adjacent commercial developments.



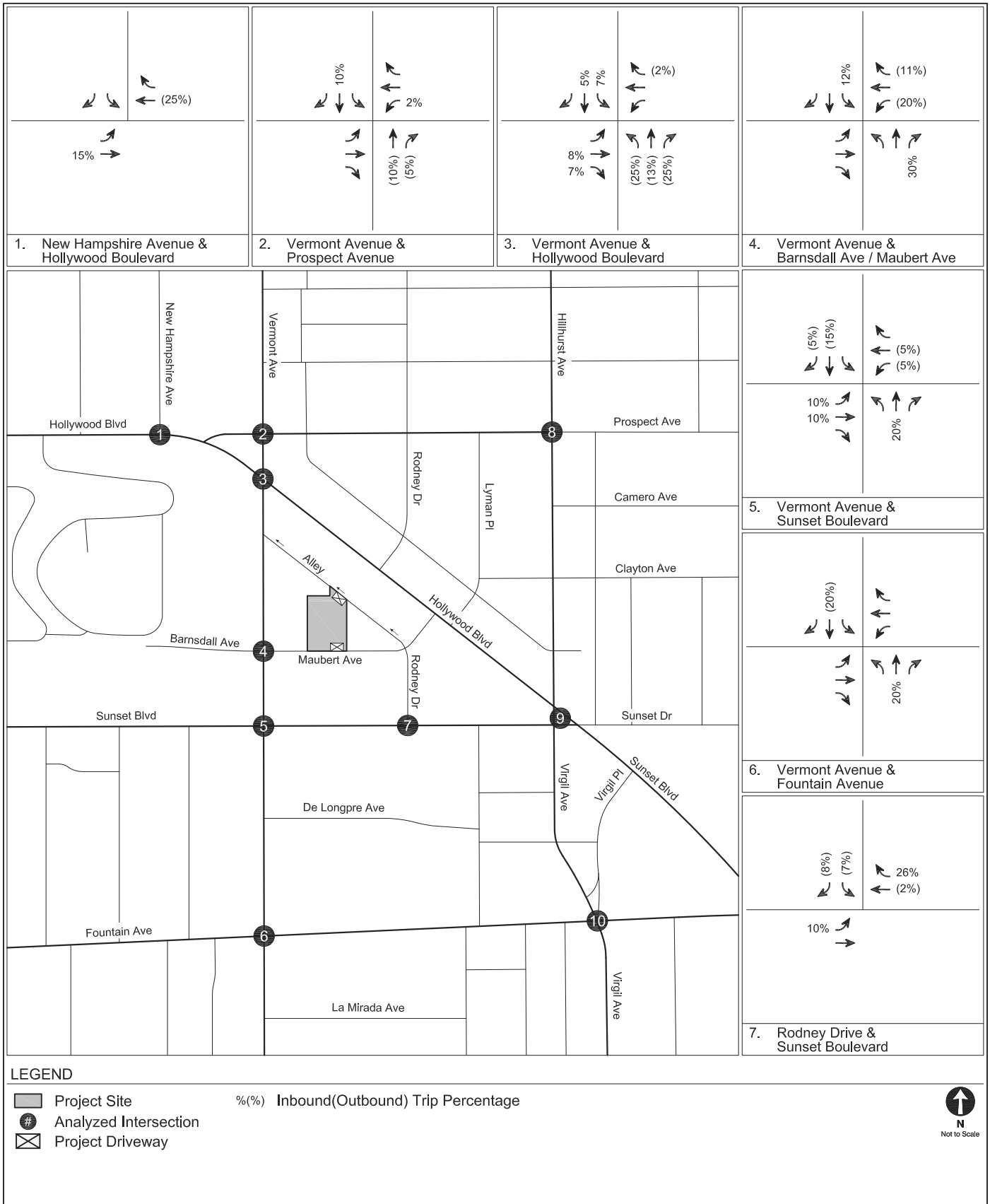
LEGEND

- Project Site
- Analyzed Intersection
- Existing Driveway
- Inbound(Outbound) Trip Percentage



**TRIP DISTRIBUTION
EXISTING USES**

**FIGURE
3A**



**TRIP DISTRIBUTION
PROPOSED PROJECT**

**FIGURE
3B**

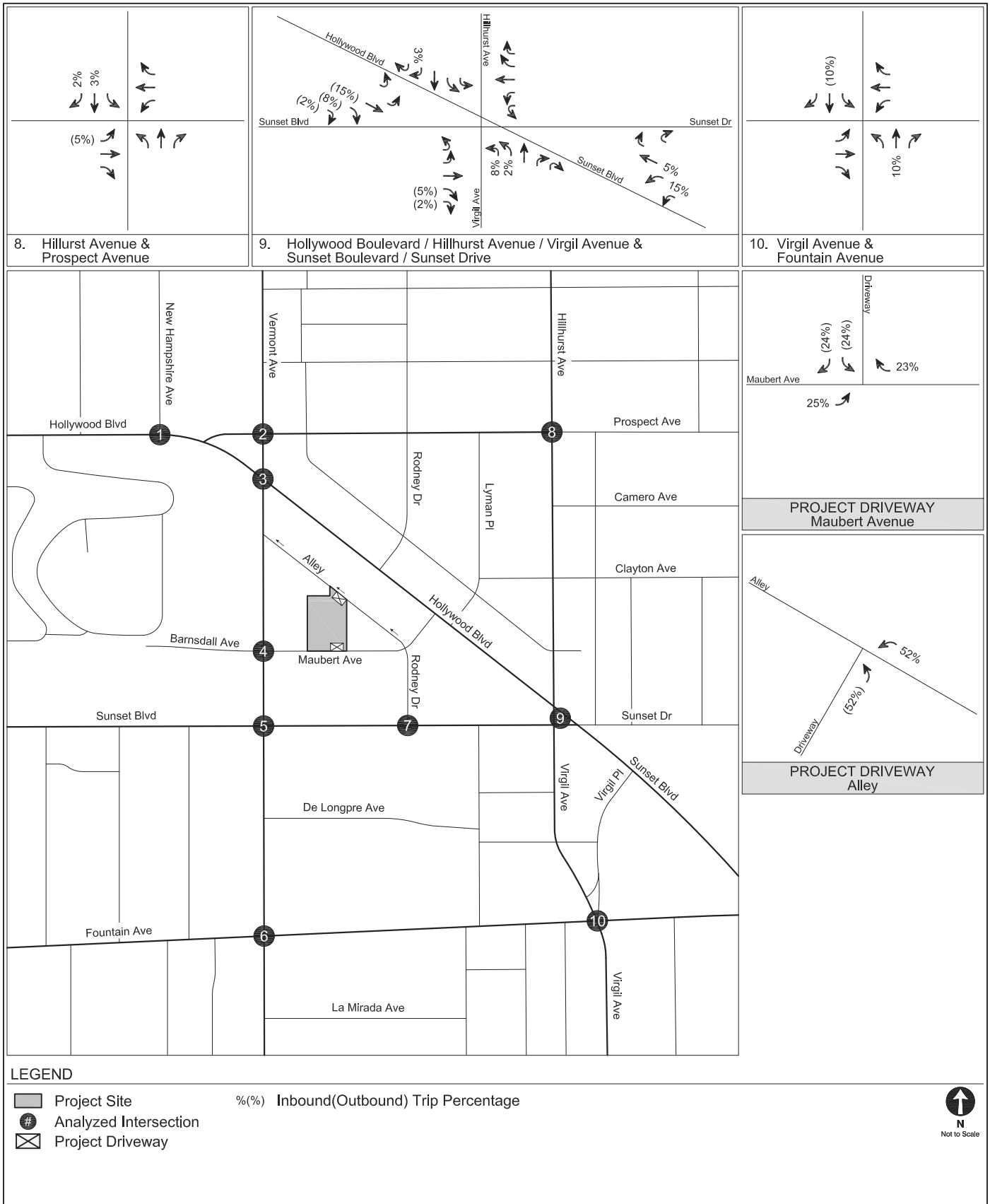
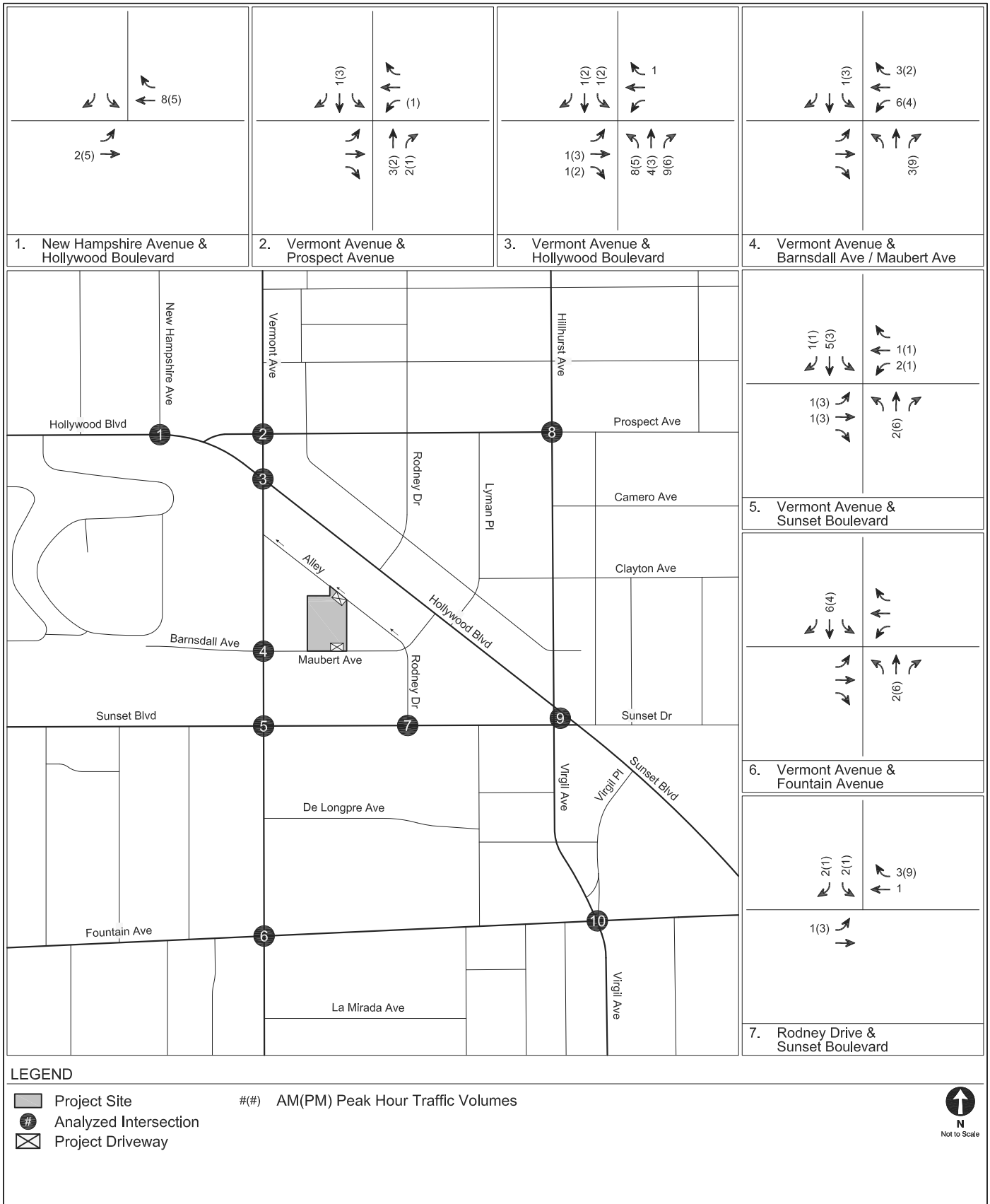
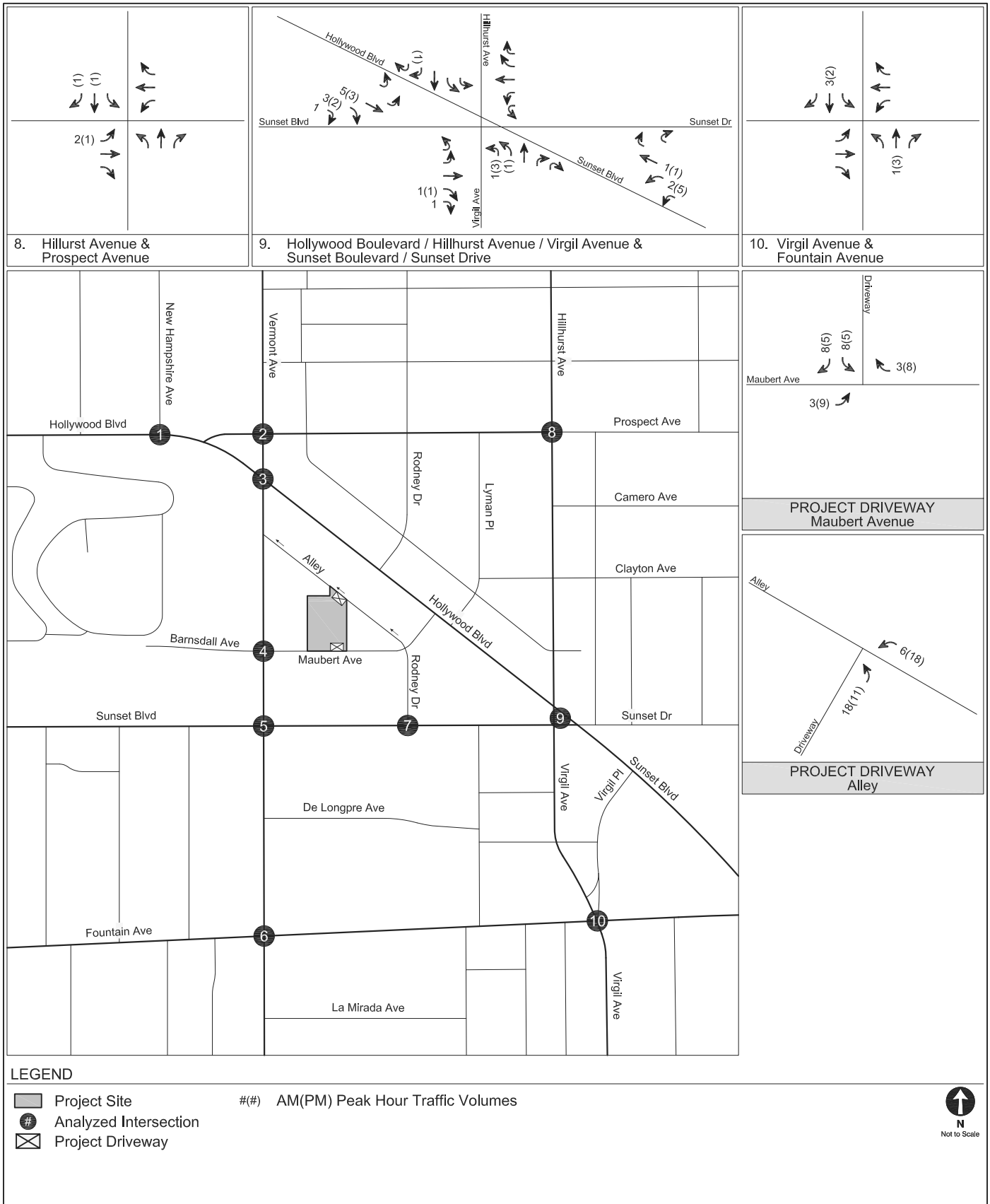


FIGURE 3B (CONT.)



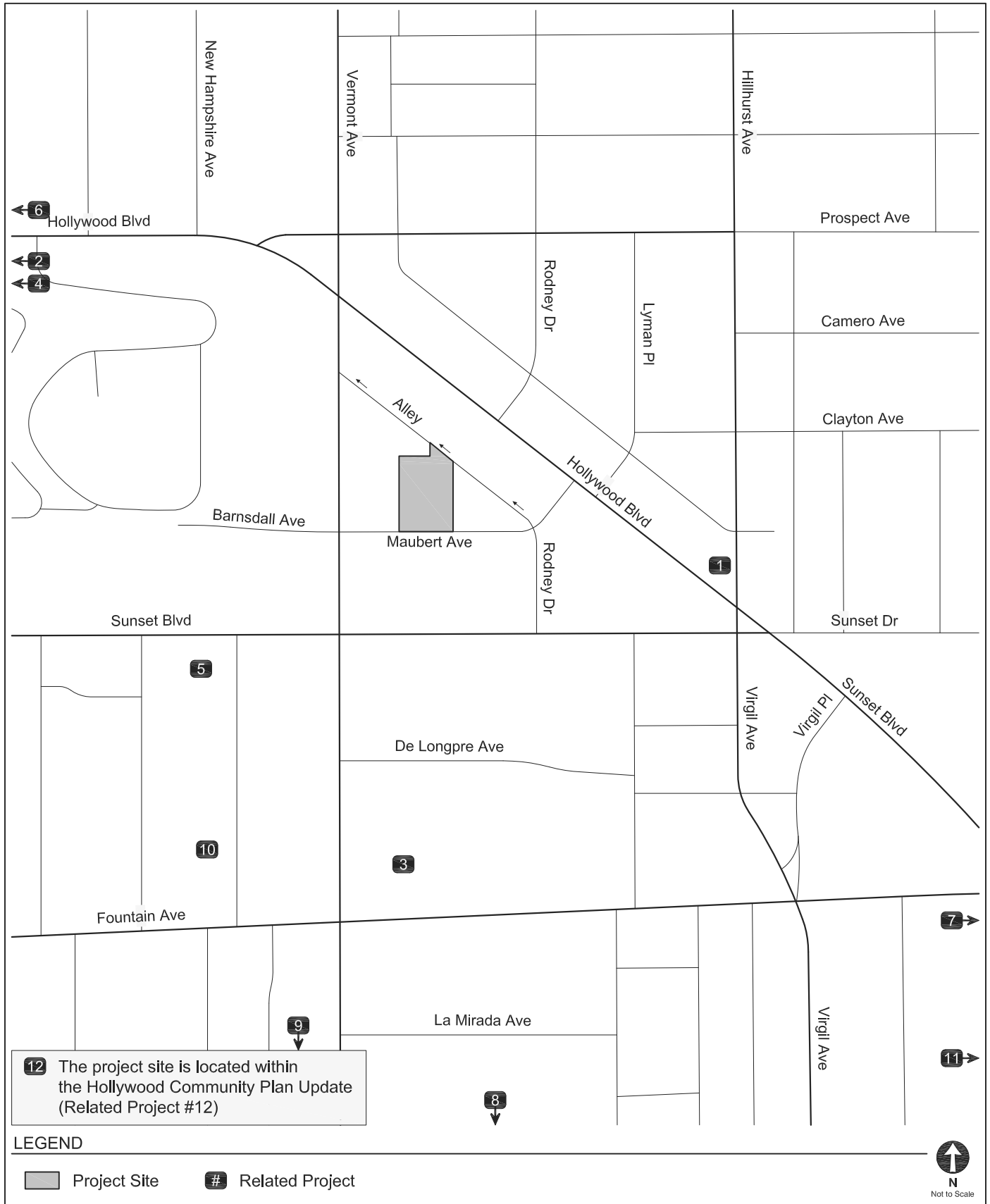
NET PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
4



NET PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
4 (CONT.)



LOCATIONS OF RELATED PROJECTS

FIGURE 5

TABLE 3
RELATED PROJECTS

NO	Name	Address	Description	Trips Generation [a]							
				Daily Trips	Morning Peak Hour Trips In	Morning Peak Hour Trips Out	Total	Afternoon Peak Hour Trips In	Afternoon Peak Hour Trips Out	Total	
1	City Lights Mixed-Use	1515 N Hillhurst Ave	202 apartment units, 5,350 sf retail, 5,050 sf restaurant and 3,025 sf coffee/donut shop	1,664	43	92	134	111	73	183	
2	4900 Hollywood Mixed-Use	4900 W Hollywood Blvd	150 apartment units and 13,813 sf retail	1,585	24	75	99	89	56	145	
3	Hospital Seismic Retrofit	1300 N Vermont Ave	Replace existing hospital and ancillary uses with 30,933 sf office	290	36	5	41	6	30	36	
4	Select @ Los Feliz (Mixed-Use)	4850 W Hollywood Blvd	101 apartment units and 10,000 sf restaurant	1,108	41	68	109	61	32	93	
5	Kaiser Permanente Los Angeles Medical Center	4760 W Sunset Blvd	179,688 medical office and 2,300 sf retail	4,506	233	61	294	71	179	250	
6	Hardware Store	4905 W Hollywood Blvd	36,600 sf retail	1,404	13	12	25	64	68	132	
7	Mixed-Use	1201 N Myra Ave	100 apartment units and 2,000 sf retail	425	-1	30	29	26	11	37	
8	Mixed-Use	4632 W Santa Monica Blvd	177 apartment units and 5,500 sf retail	785	10	51	61	39	13	52	
9	Vermont/Santa Monica MU TOD Project	4718 W Santa Monica Blvd	98 units, 1,000 sf retail, 14,000 sf pharmacy, 3,500 sf restaurant, and 5,000 sf medical office	1,553	54	51	105	72	72	144	
10	New Hampshire Residential Project	1317 N New Hampshire Ave	80 apartment units and 10 affordable housing units	461	10	22	32	21	15	36	
11	Sunset-Junction	4000-4301 W Sunset Blvd	199 apartment units, 4,500 sf health club, 15,000 restaurant	2,922	91	130	227	149	94	243	
12	Hollywood Community Plan Update	The Hollywood Community Plan Update proposes updates to land use policies and maps. The proposed changes would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan Area. The decreases in development potential would be primarily focused on low- to medium-scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. The projected population growth has been captured in the conservative ambient growth rate and the Related Projects defined above. The Project Study Area is fully contained within the Community Plan Area.									

Notes

[a] Source: Related project information based on available information provided by LADOT (February 27, 2019), Department of City Planning, and recent studies in the area.

Appendix B

Intersection Lane Configurations

LEGEND



	EXISTING CONDITIONS (YEAR 2019)	FUTURE CONDITIONS (YEAR 2022)
1. New Hampshire Avenue & Hollywood Boulevard		Same as Existing Conditions
2. Vermont Avenue & Prospect Avenue		Same as Existing Conditions
3. Vermont Avenue & Hollywood Boulevard		Same as Existing Conditions
4. Vermont Avenue & Barnsdall Avenue / Maubert Avenue		Same as Existing Conditions
5. Vermont Avenue & Sunset Boulevard		Same as Existing Conditions
6. Vermont Avenue & Fountain Avenue		Same as Existing Conditions

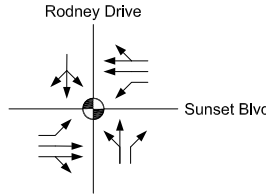
LEGEND



**EXISTING CONDITIONS
(YEAR 2019)**

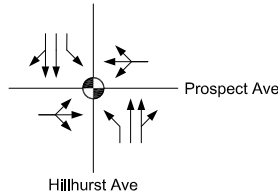
**FUTURE CONDITIONS
(YEAR 2022)**

7. Rodney Drive & Sunset Boulevard



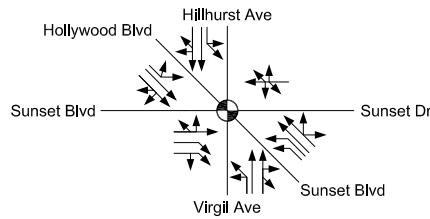
Same as Existing Conditions

8. Hillhurst Avenue & Prospect Avenue



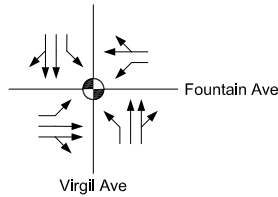
Same as Existing Conditions

9. Hollywood Boulevard / Hillhurst Avenue & Sunset Boulevard / Sunset Drive



Same as Existing Conditions

10. Virgil Avenue & Fountain Avenue



Same as Existing Conditions

Appendix C
Traffic Counts

Turning Movement Count Report AM

Location ID: 1
 North/South: New Hampshire Avenue
 East/West: Hollywood Blvd
 Date: 04/09/19
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	8	0	5	7	141	0	0	0	0	0	124	4	289
7:15	10	0	8	10	163	0	0	0	0	0	150	14	355
7:30	25	0	20	34	160	0	0	0	0	0	205	28	472
7:45	35	0	26	62	191	0	0	0	0	0	193	43	550
8:00	39	0	27	35	220	0	0	0	0	0	227	23	571
8:15	10	0	9	11	208	0	0	0	0	0	225	6	469
8:30	7	0	8	4	172	0	0	0	0	0	246	0	437
8:45	18	0	4	7	186	0	0	0	0	0	247	3	465
9:00	11	0	5	7	178	0	0	0	0	0	166	3	370
9:15	11	0	10	11	226	0	0	0	0	0	181	3	442
9:30	12	0	5	6	174	0	0	0	0	0	189	5	391
9:45	10	0	4	3	176	0	0	0	0	0	185	7	385

Total Volume:	196	0	131	197	2195	0	0	0	0	0	2338	139	5196
Approach %	60%	0%	40%	8%	92%	0%	0%	0%	0%	0%	94%	6%	

Peak Hr Begin:	7:30												
PHV	109	0	82	142	779	0	0	0	0	0	850	100	2062
PHF		0.723			0.903		0.000				0.950		0.903

Turning Movement Count Report PM

Location ID: 1
 North/South: New Hampshire Avenue
 East/West: Hollywood Blvd
 Date: 04/09/19
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	7	0	9	8	199	0	0	0	0	0	236	11	470
15:15	7	0	5	10	195	0	0	0	0	0	243	9	469
15:30	18	0	15	14	202	0	0	0	0	0	263	17	529
15:45	5	0	9	9	216	0	0	0	0	0	278	10	527
16:00	5	0	6	11	203	0	0	0	0	0	265	14	504
16:15	11	0	9	14	203	0	0	0	0	0	258	11	506
16:30	12	0	10	14	218	0	0	0	0	0	264	21	539
16:45	9	0	6	15	243	0	0	0	0	0	276	7	556
17:00	3	0	9	5	200	0	0	0	0	0	281	19	517
17:15	7	0	8	3	218	0	0	0	0	0	253	16	505
17:30	8	0	11	16	188	0	0	0	0	0	229	17	469
17:45	20	0	8	12	229	0	0	0	0	0	254	24	547

Total Volume:	112	0	105	131	2514	0	0	0	0	0	3100	176	6138
Approach %	52%	0%	48%	5%	95%	0%	0%	0%	0%	0%	95%	5%	

Peak Hr Begin:	16:15
PHV	35
PHF	0.784
	0.884
	0.000
	0.948
	58
	2118
	0.952

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
Class:								
7:00	4	0	4	0	0	0	0	0
7:15	9	0	17	0	0	0	2	0
7:30	25	1	30	0	0	0	0	0
7:45	45	1	69	1	0	0	0	1
8:00	28	1	63	0	0	0	0	0
8:15	7	0	17	0	0	0	0	0
8:30	8	1	14	0	0	0	0	0
8:45	7	0	2	0	0	0	0	0
9:00	16	0	13	0	0	0	0	0
9:15	19	1	16	0	0	0	0	0
9:30	20	0	19	0	0	0	0	0
9:45	8	0	12	0	0	0	1	0

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
Class:								
15:00	11	0	20	0	0	0	0	1
15:15	12	0	18	0	0	0	0	0
15:30	11	0	18	1	0	0	0	0
15:45	15	1	29	0	0	0	1	0
16:00	17	0	21	0	0	0	0	0
16:15	17	1	24	0	0	0	0	0
16:30	25	0	19	0	0	0	1	0
16:45	15	1	25	0	0	0	1	0
17:00	16	0	19	0	0	0	0	0
17:15	12	1	21	0	0	0	2	0
17:30	24	0	15	0	0	0	0	0
17:45	20	1	19	0	0	0	0	0

Turning Movement Count Report AM

Location ID: 6
 North/South: Vermont Avenue
 East/West: Prospect Avenue
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	18	142	1	2	32	12	12	63	0	0	28	15	325
7:15	27	141	4	3	34	18	11	98	0	0	30	21	387
7:30	22	177	4	3	56	25	17	146	0	0	46	21	517
7:45	30	188	2	6	63	25	18	125	0	0	50	20	527
8:00	30	201	8	3	69	28	15	129	0	1	55	30	569
8:15	26	201	3	4	37	19	18	104	0	0	32	21	465
8:30	31	175	1	4	55	22	15	115	0	0	37	23	478
8:45	17	182	5	5	32	16	18	119	0	1	35	18	448
9:00	29	181	1	4	55	20	24	109	0	1	22	17	463
9:15	22	144	12	7	53	14	12	101	0	0	18	17	400
9:30	18	175	3	2	38	11	15	132	0	1	30	31	456
9:45	27	145	9	3	42	7	15	125	0	3	26	22	424

Total Volume:	297	2052	53	46	566	217	190	1366	0	7	409	256	5459
Approach %	12%	85%	2%	6%	68%	26%	12%	88%	0%	1%	61%	38%	

Peak Hr Begin:	7:30												
PHV	108	767	17	16	225	97	68	504	0	1	183	92	2078
PHF		0.933			0.845			0.877			0.802		0.913

Turning Movement Count Report PM

Location ID: 6
 North/South: Vermont Avenue
 East/West: Prospect Avenue

Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	31	170	8	6	38	20	26	203	0	1	47	35	585
15:15	30	158	5	5	43	17	21	166	0	1	49	33	528
15:30	35	150	7	6	42	12	31	211	0	1	72	44	611
15:45	43	138	6	1	39	12	29	172	0	0	68	49	557
16:00	32	166	7	7	31	18	35	178	0	0	66	50	590
16:15	29	152	7	3	36	16	19	170	0	0	63	39	534
16:30	25	150	2	6	36	22	29	205	1	1	55	37	569
16:45	30	139	6	6	40	18	29	188	1	0	83	44	584
17:00	30	141	5	7	30	13	25	237	1	1	67	45	602
17:15	24	129	8	7	42	11	25	215	0	1	62	31	555
17:30	34	133	4	2	35	17	30	228	0	2	69	40	594
17:45	39	126	4	4	17	9	21	224	0	0	71	28	543

Total Volume:	382	1752	69	60	429	185	320	2397	3	8	772	475	6852
Approach %	17%	80%	3%	9%	64%	27%	12%	88%	0%	1%	62%	38%	

Peak Hr Begin:	16:45												
PHV	118	542	23	22	147	59	109	868	2	4	281	160	2335
PHF	0.970												
	0.876												

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
	7:00	6	1	25	0	2	1	5
7:15	10	0	22	0	0	0	14	0
7:30	20	0	43	0	1	0	4	0
7:45	11	1	29	0	0	0	11	0
8:00	15	1	30	0	3	0	20	0
8:15	10	0	38	0	2	0	11	0
8:30	17	0	37	3	2	0	11	1
8:45	11	1	33	1	8	0	15	1
9:00	13	0	22	0	3	0	18	1
9:15	12	1	44	0	8	0	13	3
9:30	12	0	33	1	10	1	14	2
9:45	17	0	43	1	7	1	20	1

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
	15:00	6	0	42	1	8	0	36
15:15	8	1	43	2	7	0	36	0
15:30	3	0	52	0	10	0	38	0
15:45	10	0	53	0	11	0	28	1
16:00	7	1	72	0	12	1	40	0
16:15	4	1	43	1	7	1	43	1
16:30	5	0	36	1	8	0	29	0
16:45	2	1	42	1	9	0	53	0
17:00	10	2	49	0	14	0	39	1
17:15	7	1	36	1	6	0	47	0
17:30	7	0	33	0	6	2	25	1
17:45	3	0	32	2	9	1	27	0

Turning Movement Count Report AM

Location ID: 7
 North/South: Vermont Avenue
 East/West: Hollywood Boulevard
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	3	138	14	4	66	16	7	70	23	43	75	1	460
7:15	0	142	19	4	83	16	8	102	25	39	81	1	520
7:30	0	181	22	10	99	6	6	148	39	39	105	0	655
7:45	0	200	18	15	107	17	11	130	53	51	85	1	688
8:00	1	209	27	19	96	15	16	119	42	48	117	3	712
8:15	2	198	21	10	76	9	15	105	24	44	91	3	598
8:30	0	183	20	10	90	9	18	119	21	37	101	1	609
8:45	0	185	17	8	63	19	14	124	30	42	79	2	583
9:00	1	179	23	16	89	16	13	114	24	33	74	3	585
9:15	0	147	18	12	89	16	22	99	32	35	73	0	543
9:30	0	164	27	13	90	11	21	129	30	27	64	3	579
9:45	0	143	17	16	77	12	23	115	24	22	60	0	509

Total Volume:	7	2069	243	137	1025	162	174	1374	367	460	1005	18	7041
Approach %	0%	89%	10%	10%	77%	12%	9%	72%	19%	31%	68%	1%	

Peak Hr Begin:	7:30												
PHV	3	788	88	54	378	47	48	502	158	182	398	7	2653
PHF		0.927			0.862			0.912			0.874		0.932

Turning Movement Count Report PM

Location ID: 7
 North/South: Vermont Avenue
 East/West: Hollywood Boulevard
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	0	156	13	18	97	18	26	185	30	78	113	3	737
15:15	0	119	17	20	78	16	23	180	50	71	112	5	691
15:30	0	157	19	27	90	29	24	192	56	60	106	2	762
15:45	0	158	20	19	94	20	20	202	64	80	100	3	780
16:00	0	160	17	12	106	21	24	205	54	64	122	3	788
16:15	0	162	11	28	94	21	24	186	66	52	133	5	782
16:30	0	154	11	24	99	18	29	219	68	82	130	4	838
16:45	2	137	14	18	115	24	22	198	51	50	119	6	756
17:00	1	174	18	17	109	22	35	261	54	56	132	1	880
17:15	0	149	21	30	90	18	23	221	58	54	146	5	815
17:30	1	117	13	28	101	19	34	227	54	64	123	4	785
17:45	2	126	13	24	104	21	23	227	60	53	116	5	774

Total Volume:	6	1769	187	265	1177	247	307	2503	665	764	1452	46	9388
Approach %	0%	90%	10%	16%	70%	15%	9%	72%	19%	34%	64%	2%	

Peak Hr Begin:	16:30												
PHV	3	614	64	89	413	82	109	899	231	242	527	16	3289
PHF		0.882			0.930			0.885		0.909			0.934

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	3	0	25	0	5	0	6	0
7:15	9	0	32	1	12	0	6	0
7:30	0	0	50	0	5	0	2	0
7:45	6	0	54	1	10	0	9	0
8:00	6	0	45	0	8	0	10	0
8:15	10	0	54	2	10	1	19	0
8:30	3	0	49	1	15	0	16	0
8:45	7	0	42	0	21	0	13	0
9:00	4	0	32	0	9	1	20	1
9:15	7	0	42	0	15	1	19	0
9:30	6	0	42	1	12	0	23	1
9:45	5	0	53	0	10	0	24	3

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
15:00	6	0	40	1	14	0	36	0
15:15	10	0	63	1	23	1	31	0
15:30	12	0	50	1	16	0	30	1
15:45	12	0	58	0	20	0	32	0
16:00	12	0	51	0	22	0	31	0
16:15	7	0	46	0	23	0	47	3
16:30	10	0	44	2	31	0	32	0
16:45	13	0	63	0	24	1	30	0
17:00	18	0	59	1	25	0	59	1
17:15	8	0	56	1	23	0	56	1
17:30	9	0	55	0	10	0	25	0
17:45	14	0	58	2	13	1	37	0

Turning Movement Count Report AM

Location ID: 8 Vermont Avenue Date: 12/11/18
 North/South: Barnsdall Avenue/Maubert Avenue City: Los Angeles, CA
 East/West:

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	63	132	3	1	0	5	23	93	59	15	0	8	402
7:15	30	151	3	7	1	7	15	123	41	15	0	3	396
7:30	30	184	6	16	2	24	20	181	56	17	3	1	540
7:45	26	229	6	4	6	8	21	185	37	16	2	11	551
8:00	30	244	4	10	5	6	10	150	36	53	4	22	574
8:15	30	232	5	7	7	13	26	125	28	29	1	15	518
8:30	12	203	9	6	3	3	19	152	33	16	0	8	464
8:45	12	217	3	3	3	9	15	151	28	16	1	13	471
9:00	9	204	5	3	9	14	18	146	41	10	3	12	474
9:15	12	175	12	6	4	12	18	140	26	14	3	11	433
9:30	5	193	4	10	2	12	12	153	28	15	2	9	445
9:45	11	168	8	7	1	17	23	162	35	12	1	7	452

Total Volume:	270	2332	68	80	43	130	220	1761	448	228	20	120	5720
Approach %	10%	87%	3%	32%	17%	51%	9%	72%	18%	62%	5%	33%	

Peak Hr Begin:	7:30												
PHV	116	889	21	37	20	51	77	641	157	115	10	49	2183
PHF		0.923			0.643			0.851		0.551			0.951

Turning Movement Count Report PM

Location ID: 8 Vermont Avenue Date: 12/11/18
 North/South: Barnsdall Avenue/Maubert Avenue City: Los Angeles, CA
 East/West:

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	9	242	7	13	6	13	25	216	42	41	3	30	647
15:15	8	222	7	9	2	21	15	209	34	44	6	36	613
15:30	4	236	7	11	2	16	22	214	22	52	2	55	643
15:45	13	241	9	8	3	14	14	240	35	52	2	28	659
16:00	6	219	10	11	2	12	7	211	30	50	2	54	614
16:15	8	245	8	23	2	23	18	222	28	38	0	30	645
16:30	8	219	15	19	3	22	19	257	35	62	1	44	704
16:45	6	189	10	10	2	18	21	228	33	51	2	34	604
17:00	6	223	13	17	4	27	15	286	36	61	5	47	740
17:15	6	210	19	15	1	19	15	233	19	45	4	32	618
17:30	3	194	5	17	2	22	19	249	30	46	3	37	627
17:45	5	200	10	12	3	10	13	260	24	43	1	21	602

Total Volume:	82	2640	120	165	32	217	203	2825	368	585	31	448	7716
Approach %	3%	93%	4%	40%	8%	52%	6%	83%	11%	55%	3%	42%	

Peak Hr Begin:	16:15												
PHV	28	876	46	69	11	90	73	993	132	212	8	155	2693
PHF		0.910			0.885			0.889		0.830			0.910

Turning Movement Count Report AM

Location ID: 2
 North/South: Vermont Avenue
 East/West: Sunset Blvd
 Date: 11/27/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	33	84	7	5	87	8	45	163	60	31	88	26	637
7:15	43	122	8	12	99	23	55	127	40	37	85	31	682
7:30	73	157	6	12	113	23	39	150	49	51	105	45	823
7:45	72	173	8	14	121	26	45	186	44	58	120	43	910
8:00	59	210	8	19	128	30	40	137	69	65	97	55	917
8:15	69	180	9	14	135	26	43	147	78	61	133	49	944
8:30	75	174	16	10	94	20	44	143	54	59	134	43	866
8:45	85	167	14	7	114	11	53	142	66	61	109	43	872
9:00	53	161	11	10	98	15	61	126	54	50	99	42	780
9:15	63	174	14	13	101	23	67	140	58	29	95	40	817
9:30	59	133	13	14	106	23	48	132	56	63	98	44	789
9:45	60	144	13	11	123	13	43	130	43	64	96	47	787

Total Volume:	744	1879	127	141	1319	241	583	1723	671	629	1259	508	9824
Approach %	27%	68%	5%	8%	78%	14%	20%	58%	23%	26%	53%	21%	

Peak Hr Begin:	7:45												
PHV	275	737	41	57	478	102	172	613	245	243	484	190	3637
PHF		0.950			0.900			0.936			0.943		0.963

Turning Movement Count Report PM

Location ID: 2
 North/South: Vermont Avenue
 East/West: Sunset Blvd
 Date: 11/27/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	49	188	14	13	85	20	53	189	63	67	133	62	936
15:15	61	184	14	11	91	27	44	169	56	78	135	63	933
15:30	60	223	17	22	99	40	47	180	51	79	153	53	1024
15:45	62	221	9	13	82	31	36	171	64	65	147	63	964
16:00	58	187	18	22	83	36	35	210	45	62	144	72	972
16:15	49	201	12	11	98	30	36	193	54	64	165	59	972
16:30	55	218	20	9	83	30	33	207	48	91	153	69	1016
16:45	70	208	13	14	81	35	43	210	59	74	162	71	1040
17:00	53	212	17	19	84	25	35	211	56	90	151	78	1031
17:15	52	216	14	12	83	35	43	205	55	92	145	71	1023
17:30	48	224	16	15	117	39	34	235	68	88	154	73	1111
17:45	48	214	15	13	73	30	31	211	83	103	156	62	1039

Total Volume:	665	2496	179	174	1059	378	470	2391	702	953	1798	796	12061
Approach %	20%	75%	5%	11%	66%	23%	13%	67%	20%	27%	51%	22%	

Peak Hr Begin:	16:45												
PHV	223	860	60	60	365	134	155	861	238	344	612	293	4205
PHF		0.982			0.817			0.930		0.979			0.946

Turning Movement Count Report AM

Location ID: 10
 North/South: Vermont Avenue
 East/West: Fountain Avenue
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	6	134	13	16	75	9	26	198	20	12	54	10	573
7:15	9	163	6	18	101	28	39	223	21	17	65	6	696
7:30	11	199	12	11	79	27	33	272	26	18	63	12	763
7:45	14	212	10	16	90	22	59	256	30	22	71	17	819
8:00	26	223	24	10	102	17	39	226	32	19	71	11	800
8:15	17	220	19	12	116	24	39	234	33	21	64	7	806
8:30	15	170	20	17	95	13	44	225	41	18	68	11	737
8:45	17	197	14	16	99	24	32	256	36	18	54	13	776
9:00	20	195	11	10	91	13	30	218	22	14	43	14	681
9:15	11	173	11	13	107	14	21	228	26	18	58	6	686
9:30	13	158	14	15	94	17	30	218	27	18	50	14	668
9:45	24	153	27	21	88	28	34	223	27	19	51	15	710

Total Volume:	183	2197	181	175	1137	236	426	2777	341	214	712	136	8715
Approach %	7%	86%	7%	11%	73%	15%	12%	78%	10%	20%	67%	13%	

Peak Hr Begin:	7:30												
PHV	68	854	65	49	387	90	170	988	121	80	269	47	3188
PHF		0.904			0.865			0.927			0.900		0.973

Turning Movement Count Report PM

Location ID: 10
 North/South: Vermont Avenue
 East/West: Fountain Avenue
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	19	255	26	28	72	22	45	254	23	36	99	15	894
15:15	26	276	23	28	83	24	30	251	26	23	71	9	870
15:30	18	267	29	30	66	22	41	231	28	18	91	14	855
15:45	26	260	32	17	73	17	46	282	35	19	104	14	925
16:00	18	267	26	31	75	24	47	235	17	36	84	11	871
16:15	22	309	38	28	75	19	58	251	21	12	105	3	941
16:30	17	304	27	33	73	19	54	279	24	21	98	5	954
16:45	26	274	21	21	83	22	58	309	28	22	100	11	975
17:00	21	311	31	15	94	21	58	292	22	20	102	16	1003
17:15	22	294	30	23	79	22	61	271	26	17	105	13	963
17:30	25	284	34	27	85	21	64	264	19	17	93	15	948
17:45	22	263	26	13	69	23	63	317	33	14	95	15	953

Total Volume:	262	3364	343	294	927	256	625	3236	302	255	1147	141	11152
Approach %	7%	85%	9%	20%	63%	17%	15%	78%	7%	17%	74%	9%	

Peak Hr Begin:	16:30												
PHV	86	1183	109	92	329	84	231	1151	100	80	405	45	3895
PHF	0.949												
	0.971												
	0.960												
	0.971												

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	5	0	5	0	5	1	2	1
7:15	4	0	9	0	5	0	4	1
7:30	12	0	8	0	4	0	12	1
7:45	7	0	14	0	10	0	8	1
8:00	6	0	19	0	15	0	13	0
8:15	3	0	13	0	4	0	8	1
8:30	9	0	19	2	6	1	10	1
8:45	9	0	13	0	7	0	13	0
9:00	16	0	20	1	11	1	14	3
9:15	7	0	12	0	11	0	15	0
9:30	7	0	13	1	9	1	10	1
9:45	10	0	15	0	4	0	13	0

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
15:00	13	1	13	0	2	0	17	0
15:15	11	0	13	0	5	0	19	0
15:30	23	0	14	0	11	0	14	0
15:45	10	0	11	0	14	0	2	0
16:00	10	0	20	0	9	0	24	0
16:15	4	0	16	0	8	0	26	1
16:30	18	0	16	0	7	0	13	1
16:45	18	0	22	0	17	0	33	0
17:00	8	0	10	0	3	0	13	1
17:15	6	0	12	0	9	0	13	0
17:30	13	1	11	1	6	0	13	0
17:45	3	0	11	0	4	0	8	0

Turning Movement Count Report AM

Location ID: 12
 North/South: Rodney Drive
 East/West: Sunset Boulevard
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	8	2	4	27	99	10	4	1	3	21	69	31	279
7:15	15	5	10	34	101	12	6	3	5	23	89	41	344
7:30	31	1	18	27	103	16	6	2	10	25	90	30	359
7:45	18	3	14	23	144	9	3	4	6	37	110	30	401
8:00	22	2	6	21	146	14	9	1	5	27	109	21	383
8:15	6	2	5	16	132	17	9	5	8	40	134	27	401
8:30	16	4	7	9	107	12	16	3	4	34	138	17	367
8:45	8	1	3	18	107	17	13	3	8	34	114	20	346
9:00	8	5	4	11	104	18	10	7	12	47	98	18	342
9:15	5	6	7	10	90	18	11	4	21	33	103	15	323
9:30	6	6	3	11	111	21	13	7	22	35	104	9	348
9:45	5	3	5	10	91	29	22	5	20	44	98	14	346

Total Volume:	148	40	86	217	1335	193	122	45	124	400	1256	273	4239
Approach %	54%	15%	31%	12%	77%	11%	42%	15%	43%	21%	65%	14%	

Peak Hr Begin:	7:45												
PHV	62	11	32	69	529	52	37	13	23	138	491	95	1552
PHF		0.750		0.898		0.793		0.900					0.968

Turning Movement Count Report PM

Location ID: 12
 North/South: Rodney Drive
 East/West: Sunset Boulevard
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	15	3	14	7	92	9	22	4	33	24	182	16	421
15:15	12	7	25	10	75	12	23	6	23	32	193	12	430
15:30	27	6	23	6	102	6	24	6	31	33	187	10	461
15:45	17	4	19	6	75	6	26	6	24	28	203	12	426
16:00	30	4	20	3	93	7	31	2	27	20	184	12	433
16:15	23	4	33	6	61	5	25	2	18	16	217	11	421
16:30	23	3	23	6	85	6	23	3	29	17	199	13	430
16:45	23	4	31	5	88	4	28	2	23	19	197	14	438
17:00	26	3	27	3	94	6	25	3	23	16	191	15	432
17:15	28	7	22	10	101	6	26	3	29	21	190	15	458
17:30	29	2	19	13	108	6	21	3	28	20	216	20	485
17:45	32	8	27	4	78	7	16	1	17	18	187	10	405

Total Volume:	285	55	283	79	1052	80	290	41	305	264	2346	160	5240
Approach %	46%	9%	45%	7%	87%	7%	46%	6%	48%	10%	85%	6%	

Peak Hr Begin:	16:45												
PHV	106	16	99	31	391	22	100	11	103	76	794	64	1813
PHF		0.953			0.874			0.922			0.912		0.935

Turning Movement Count Report AM

Location ID: 13
 North/South: Hillhurst Avenue
 East/West: Prospect Avenue
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	28	119	2	3	19	5	3	63	3	12	14	7	278
7:15	27	158	5	3	23	2	4	94	6	9	13	14	358
7:30	35	154	4	3	37	10	5	126	10	8	46	25	463
7:45	30	177	9	8	56	11	4	103	9	12	30	25	474
8:00	30	187	11	9	52	15	3	113	12	8	28	21	489
8:15	23	151	8	3	22	10	7	91	9	9	20	23	376
8:30	23	154	7	0	31	13	8	93	5	12	22	23	391
8:45	24	155	11	5	28	6	3	95	7	5	26	17	382
9:00	21	168	6	3	27	7	4	96	11	9	16	13	381
9:15	16	138	5	2	27	7	4	96	7	7	16	9	334
9:30	21	155	6	4	17	5	8	105	9	8	16	19	373
9:45	17	118	8	4	27	9	8	121	13	12	19	21	377

Total Volume:	295	1834	82	47	366	100	61	1196	101	111	266	217	4676
Approach %	13%	83%	4%	9%	71%	19%	4%	88%	7%	19%	45%	37%	

Peak Hr Begin:	7:30												
PHV	118	669	32	23	167	46	19	433	40	37	124	94	1802
PHF		0.898			0.776			0.872			0.807		0.921

Turning Movement Count Report PM

Location ID: 13
 North/South: Hillhurst Avenue
 East/West: Prospect Avenue
 Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			Totals:
	1	2	3	4	5	6	7	8	9	10	11	12	
	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	16	116	5	5	24	4	8	164	3	15	40	37	437
15:15	18	138	6	4	14	6	4	134	9	15	28	28	404
15:30	9	115	5	5	26	8	9	146	4	14	44	54	439
15:45	13	116	6	7	28	9	9	179	7	13	39	45	471
16:00	10	127	7	7	17	11	12	153	11	4	48	44	451
16:15	9	149	8	2	20	9	17	178	8	14	45	45	504
16:30	8	105	8	6	20	9	18	214	4	16	58	51	517
16:45	11	108	5	9	14	6	13	179	11	14	47	32	449
17:00	10	140	3	13	10	14	10	212	12	16	51	54	545
17:15	12	112	3	13	21	8	12	199	13	5	57	59	514
17:30	7	69	5	6	15	14	24	198	9	8	53	42	450
17:45	10	87	6	5	20	6	10	203	13	14	52	47	473

Total Volume:	133	1382	67	82	229	104	146	2159	104	148	562	538	5654
Approach %	8%	87%	4%	20%	55%	25%	6%	90%	4%	12%	45%	43%	

Peak Hr Begin:	16:30												
PHV	41	465	19	41	65	37	53	804	40	51	213	196	2025
PHF	0.858												
	0.851												
	0.920												

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	3	0	5	0	3	0	2	0
7:15	2	0	2	0	0	0	2	0
7:30	5	0	3	0	7	0	1	0
7:45	4	0	3	0	8	0	0	0
8:00	2	0	6	0	7	0	9	0
8:15	7	0	7	0	5	1	6	0
8:30	7	1	5	0	6	2	9	0
8:45	8	0	6	0	3	1	5	0
9:00	4	0	6	0	8	0	4	0
9:15	6	0	2	0	4	1	5	0
9:30	1	0	7	0	6	1	3	0
9:45	6	1	2	0	7	0	6	0

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
15:00	13	0	13	0	14	1	7	0
15:15	5	1	6	0	5	0	13	1
15:30	8	1	7	0	8	1	11	0
15:45	15	0	12	1	10	0	5	1
16:00	4	1	15	0	7	1	5	0
16:15	4	0	7	0	14	1	15	0
16:30	6	0	19	1	10	1	7	0
16:45	6	0	13	1	5	0	10	0
17:00	2	0	17	1	6	0	13	1
17:15	3	0	11	0	13	0	10	0
17:30	8	0	7	0	5	0	7	0
17:45	2	0	6	0	5	0	12	0

Sound (Hillhurst)					Westbound (Sunset Dr)					Northbound (Virgil Ave)					Eastbound (Sunset Blvd)					South-Eastbound (Hollywood Blvd)				
3	4	5	6	7	8	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26		
L - Sun Bl	L - Sun Bl	L - Sun Bl	R - Hill	R - Holly	T - Sun Bl	L - Sun Bl	R - Sun Bl	R - Sun Bl	T - Hill	L - Holly	L - Sun Bl	R - Virgil	R - Sun Bl	T - Sun Dr	L - Hill	L - Holly	R - Sun Bl	R - Virgil	T - Sun Bl	L - Sun Dr	L - Hill	R - Sun		
46	36	0	1	3	13	0	0	0	38	6	17	9	45	8	3	1	2	9	53	1	1	1		
71	39	0	2	4	22	0	1	0	70	8	20	8	48	13	6	2	3	9	68	1	2	2		
81	38	0	4	13	35	0	2	0	85	14	17	11	60	19	5	0	3	17	99	10	5	5		
77	50	0	0	9	48	1	5	2	63	22	11	10	77	16	6	3	3	11	91	8	5	1		
73	45	1	1	8	31	1	1	0	68	13	28	7	80	12	10	3	2	12	118	6	8	7		
85	65	0	2	6	18	1	2	0	66	11	22	15	66	11	7	2	4	18	99	2	5	1		
85	50	0	0	2	16	0	2	0	54	16	8	22	101	12	15	3	2	10	73	2	3	1		
69	36	0	1	4	6	2	3	1	59	13	13	17	80	2	10	4	5	18	75	4	7	1		
74	44	0	3	7	20	1	5	0	50	18	20	9	68	4	10	0	3	22	68	0	5	4		
77	40	0	2	1	6	0	5	0	60	10	13	7	77	1	12	3	4	13	73	6	7	2		
71	32	0	4	4	9	0	1	0	64	26	15	4	61	6	8	1	2	19	77	4	6	2		
80	42	0	2	2	14	0	3	0	72	20	15	18	63	8	21	0	4	10	74	0	5	4		
889	517	1	22	63	238	6	30	4	749	177	199	137	826	112	113	22	37	168	968	44	59	36		
51%	30%	0%	7%	19%	72%	2%	3%	0%	65%	15%	17%	11%	68%	9%	9%	2%	3%	13%	76%	3%	5%	2%		
316	198	1	7	36	132	3	10	2	282	60	78	43	283	58	28	8	12	58	407	26	23	14		
0.874					0.767				0.915					0.938					0.901					

Sound (Hillhurst)					Westbound (Sunset Dr)					Northbound (Virgil Ave)					Eastbound (Sunset Blvd)					South-Eastbound (Hollywood Blvd)				
3	4	5	6	7	8	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26		
L - Sun Bl	L - Sun Bl	L - Sun Bl	R - Hill	R - Holly	T - Sun Bl	L - Sun Bl	R - Sun Bl	R - Sun Bl	T - Hill	L - Holly	L - Sun Bl	R - Virgil	R - Sun Bl	T - Sun Dr	L - Hill	L - Holly	R - Sun Bl	R - Virgil	T - Sun Bl	L - Sun Dr	L - Hill	R - Sun		
63	41	0	4	7	11	2	1	0	90	19	21	17	106	12	19	0	7	23	111	1	13	1		
82	47	0	0	3	12	0	3	0	74	15	21	24	139	10	27	3	6	20	89	2	5	2		
73	51	0	1	7	10	0	4	1	94	33	11	20	134	14	23	3	2	10	89	3	3	4		
67	42	0	2	2	4	3	13	1	109	23	16	20	173	11	26	4	5	22	113	2	11	2		
64	43	0	2	4	11	5	13	0	92	31	20	29	133	11	20	1	3	14	78	2	9	2		
84	57	0	2	8	5	0	6	3	112	28	16	14	157	11	32	1	3	19	104	1	8	3		
66	37	1	1	5	15	1	8	1	127	30	20	18	137	18	33	3	3	12	113	4	7	0		
59	33	0	5	2	11	0	6	3	134	42	16	17	145	12	24	2	3	28	86	5	7	7		
72	28	0	2	7	15	1	9	2	132	23	17	19	112	15	38	1	3	34	105	4	13	8		
78	45	1	2	5	18	1	5	2	117	35	20	19	154	12	28	1	3	21	91	3	9	12		
37	26	0	2	5	9	0	6	1	122	34	20	16	154	15	36	0	3	27	120	3	14	3		
48	37	0	1	7	7	1	4	2	133	32	11	18	146	15	15	3	1	11	93	2	6	6		
793	487	2	24	62	128	14	78	16	1336	345	209	231	1690	156	321	22	42	241	1192	32	105	54		
51%	31%	0%	11%	27%	56%	6%	4%	1%	67%	17%	11%	10%	70%	6%	13%	1%	3%	15%	74%	2%	7%	3%		
275	143	2	10	19	59	3	28	8	510	130	73	73	548	57	123	7	12	95	395	16	36	27		
0.847					0.875				0.932					0.944					0.871					

Sound (Hillhurst)					Westbound (Sunset Dr)					Northbound (Virgil Ave)					Eastbound (Sunset Blvd)					South-Eastbound (Hollywood Blvd)				
3	4	5	6	7	8	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26		
L - Sun Bl	L - Sun Bl	L - Sun Bl	R - Hill	R - Holly	T - Sun Bl	L - Sun Bl	R - Sun Bl	R - Sun Bl	T - Hill	L - Holly	L - Sun Bl	R - Virgil	R - Sun Bl	T - Sun Dr	L - Hill	L - Holly	R - Sun Bl	R - Virgil	T - Sun Bl	L - Sun Dr	L - Hill	R - Sun		
63	41	0	4	7	11	2	1	0	90	19	21	17	106	12	19	0	7	23	111	1	13	1		
82	47	0	0	3	12	0	3	0	74	15	21	24	139	10	27	3	6	20	89	2	5	2		
73	51	0	1	7	10	0	4	1	94	33	11	20	134	14	23	3	2	10	89	3	3	4		
67	42	0	2	2	4	3	13	1	109	23	16	20	173	11	26	4	5	22	113	2	11	2		
64	43	0	2	4	11	5	13	0	92	31	20	29	133	11	20	1	3	14	78	2	9	2		
84	57	0	2	8	5	0	6	3	112	28	16	14	157	11	32	1	3	19	104	1	8	3		
66	37	1	1	5	15	1	8	1	127	30	20	18	137	18	33	3	3	12	113	4	7	0		
59	33	0	5	2	11	0	6	3	134	42	16	17	145	12	24	2	3	28	86	5	7	7		
72	28	0	2	7	15	1	9	2	132	23	17	19	112	15	38	1	3	34	105	4	13	8		
78	45	1	2	5	18	1	5	2	117	35	20	19	154	12	28	1	3	21	91	3	9	12		
37	26	0	2	5	9	0	6	1	122	34	20	16	154	15	36	0	3	27	120	3	14	3		
48	37	0	1	7	7	1	4	2	133	32	11	18	146	15	15	3	1	11	93	2	6	6		
793	487	2	24	62	128	14	78	16	1336	345	209	231	1690	156	321	22	42	241	1192	32	105	54		
51%	31%	0%	11%	27%	56%	6%	4%	1%	67%	17%	11%	10%	70%	6%	13%	1%	3%	15%	74%	2%	7%	3%		
275	143	2	10	19	59	3	28	8	510	130	73	73	548	57	123	7	12	95	395	16	36	27		
0.847					0.875				0.932					0.944					0.871					

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West		Northwest		Southeast	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
Class:												
7:00	1	0	21	0	4	1	3	1	5	1	5	0
7:15	1	0	4	0	3	0	2	0	3	0	2	0
7:30	0	0	1	0	3	0	12	0	7	0	4	0
7:45	2	0	2	0	9	1	11	2	7	2	6	0
8:00	3	0	3	0	5	0	6	0	6	0	9	0
8:15	3	0	4	0	16	0	3	0	9	0	5	0
8:30	3	2	4	1	18	0	3	0	9	1	7	1
8:45	3	0	1	0	17	0	5	0	6	1	8	0
9:00	1	1	4	0	13	0	12	1	6	0	4	0
9:15	7	0	6	1	19	0	9	1	15	0	7	0
9:30	4	1	2	2	23	0	6	1	5	1	14	0
9:45	4	0	2	0	11	0	4	0	14	1	6	0

Leg:	North		East		South		West		Northwest		Southeast	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
Class:												
15:00	4	0	9	2	7	1	20	2	15	1	14	0
15:15	8	0	6	1	8	3	11	1	25	1	12	0
15:30	6	0	7	1	15	3	19	3	16	3	8	0
15:45	5	0	17	1	13	0	15	0	13	1	15	1
16:00	16	1	29	1	17	2	13	0	13	1	13	2
16:15	12	0	1	1	18	1	16	2	19	0	13	0
16:30	4	0	14	1	16	1	15	0	11	0	11	0
16:45	10	0	18	0	7	0	17	0	23	0	10	0
17:00	2	0	23	1	17	1	7	1	10	1	24	0
17:15	9	0	6	0	15	1	16	1	17	1	8	1
17:30	5	0	4	0	15	0	16	1	8	1	13	0
17:45	10	0	13	0	12	1	16	1	8	1	12	1

Location ID: 15

North/South: Virgil Avenue/Virgil Place
 East/West: Fountain Avenue

Date: 12/11/18
 City: Los Angeles, CA

Movements:	Southbound			Westbound			Northbound			Eastbound			SB (Virgil Pl)		Totals:		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		15	16
	R	T	L	R - (Vir Pl)	R - (Vir Av)	T	L	R	T - (Vir Pl)	T - (Vir Av)	L	R	T	L - (Vir Pl)	L - (Vir Av)	R - (Vir Av)	
7:00	5	68	9	2	3	93	24	26	74	5	14	12	75	7	1	0	418
7:15	13	79	5	3	2	112	36	41	89	5	19	14	85	8	1	2	514
7:30	17	94	12	0	12	98	44	42	113	2	16	15	85	7	2	0	559
7:45	15	99	7	8	6	110	29	35	97	9	12	7	85	13	1	1	534
8:00	16	90	6	2	7	140	38	27	87	5	15	20	76	4	4	1	538
8:15	11	99	7	1	5	125	18	17	82	7	17	15	79	7	1	2	493
8:30	14	101	7	3	3	112	22	16	87	7	20	22	66	8	0	3	491
8:45	19	93	3	1	2	120	18	18	83	9	13	12	63	9	0	1	464
9:00	14	102	7	0	8	113	25	24	79	4	12	13	56	7	2	4	470
9:15	11	101	6	0	16	101	23	24	82	2	11	10	58	2	1	2	450
9:30	10	101	7	1	8	100	19	29	99	2	11	13	67	7	0	1	475
9:45	9	77	14	1	13	102	18	24	111	3	17	14	69	9	1	0	482
Total Volume:	154	1104	90	22	85	1326	314	323	1083	60	177	167	864	88	14	17	5888
Approach %	11%	82%	7%	1%	5%	76%	18%	20%	66%	4%	11%	15%	76%	8%	1%	100%	

Peak Hr Begin:	8:00
PHV	60
PHF	0.955
	7
	17
	497
	0.825
	96
	78
	339
	28
	65
	0.951
	284
	28
	5
	0.583
	7
	1986
	0.997

Movements:	Southbound			Westbound			Northbound			Eastbound			SB (Virgil Pl)		Totals:		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		15	16
	R	T	L - (Foun)	R - (Hoov)	R - (Sun)	T	L	R	T - (Hoov)	T - (Sun)	L	R	T	L - (Sun)	L - (Foun)	R - (Sun)	
15:00	16	106	15	3	12	70	22	27	104	3	15	21	114	21	0	2	551
15:15	12	118	16	0	11	70	18	19	103	1	9	25	104	10	1	5	522
15:30	15	114	19	0	10	59	22	22	113	3	10	22	133	12	0	3	557
15:45	19	106	10	0	9	75	24	17	130	0	9	23	146	19	0	5	592
16:00	10	123	27	1	6	74	24	25	126	4	18	24	156	21	0	3	642
16:15	10	116	24	1	11	68	19	31	123	1	9	23	151	19	1	2	609
16:30	13	138	14	3	13	70	24	16	153	3	15	21	165	23	1	4	676
16:45	10	127	18	2	10	84	25	22	159	4	10	23	109	26	0	8	637
17:00	16	131	23	0	19	74	27	24	134	1	9	31	163	39	1	4	696
17:15	10	124	21	1	16	69	21	21	140	2	7	23	141	30	1	7	634
17:30	13	90	15	1	17	80	26	31	138	2	12	32	142	27	0	6	632
17:45	9	96	23	2	10	74	22	20	138	1	8	13	157	20	1	6	600
Total Volume:	153	1389	225	14	144	867	274	275	1561	25	131	281	1681	267	6	55	7348
Approach %	9%	79%	13%	1%	11%	67%	21%	14%	78%	1%	7%	13%	75%	12%	0%	100%	

Peak Hr Begin:	16:30
PHV	49
PHF	0.949
	6
	58
	297
	0.946
	97
	83
	586
	10
	41
	0.923
	578
	118
	3
	0.719
	2643
	0.949

Pedestrian/Bicycle Count Report

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
Class:								
7:00	2	0	0	0	4	0	2	0
7:15	19	1	0	0	9	0	6	0
7:30	11	0	2	0	5	1	1	0
7:45	4	0	4	0	14	1	2	0
8:00	4	0	1	0	1	0	3	0
8:15	4	0	4	0	4	0	4	1
8:30	3	0	2	0	7	0	4	1
8:45	7	1	2	0	3	0	2	0
9:00	0	0	1	0	3	0	3	0
9:15	3	0	3	0	8	0	1	0
9:30	2	0	0	0	3	1	0	0
9:45	7	0	4	0	4	1	4	0

Leg:	North		East		South		West	
	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
Class:								
15:00	7	0	2	0	11	0	6	0
15:15	13	0	5	0	6	1	3	0
15:30	4	0	2	0	7	1	2	0
15:45	4	0	5	0	4	0	1	1
16:00	7	0	1	0	8	0	10	0
16:15	5	0	1	0	10	0	4	0
16:30	10	1	8	1	8	0	13	0
16:45	7	0	3	0	5	0	6	0
17:00	12	0	7	0	6	0	7	0
17:15	12	0	6	0	13	0	5	0
17:30	8	1	6	0	5	0	2	0
17:45	10	1	6	0	6	0	2	0

Appendix D

Level of Service Worksheets

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:		Vermont Avenue		Year of Count:		Ambient Growth: (%)		Conducted by:		Date:	
	2	East-West Street:	Prospect Avenue		2019	2022	1	AM	Reviewed by:	J1668 - MAUBERT ST RES	APRIL 2019	
		No. of Phases		Projection Year:		Peak Hour:		GTC		Project:		
		Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		2		2		2		J1668 - MAUBERT ST RES		
		Right Turns: FREE-1, NRTOR-2 or OLA-3?		0		0		0		NB-- 0 SB-- 0		
		ATSAC-1 or ATSAC+ATCS-2?		0		0		0		EB-- 0 WB-- 0		
		Override Capacity		2		2		2		NB-- 0 SB-- 0		
				0		0		0		EB-- 0 WB-- 0		
				0		0		0		NB-- 0 SB-- 0		
				0		0		0		EB-- 0 WB-- 0		
				0		0		0		NB-- 0 SB-- 0		
				0		0		0		EB-- 0 WB-- 0		
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				0		0		0		NB-- 0 SB-- 0		
				0		0		0		EB-- 0 WB-- 0		

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:		Vermont Avenue		Year of Count:		Ambient Growth: (%)		Conducted by:		Date:			
	East-West Street:	Barnsdell Avenue/Maubert Avenue	Projection Year:	2019	2022	Peak Hour:	AM	1	Reviewed by:	GTC	Project:	J1668 - MAUBERT ST RES	APRIL 2019	
4	Opposed Ø'ing: NIS-1, EW-2 or Both-3? Right Turns: FREE-1, NRTOR-2 or OLA-3? ATSAC-1 or ATSAC+ATCS-2? Override Capacity		2		2		2		NB-- 0 SB-- 0 EB-- 0 WB-- 0		NB-- 0 SB-- 0 EB-- 0 WB-- 0		2	
MOVEMENT														
NORTHBOUND	Left		157		157		0		0		0		162	
	Left-Through		0		0		0		0		0		0	
	Through		641		361		57		717		0		717	
	Through-Right		77		80		0		79		3		82	
SOUTHBOUND	Right		0		0		0		0		0		0	
	Left-Through-Right		0		0		0		0		0		0	
	Left-Right		0		0		0		0		0		0	
	Left		21		22		0		22		1		23	
EASTBOUND	Left-Through		0		0		0		0		0		0	
	Through		889		503		103		1019		0		1019	
	Through-Right		116		116		0		120		0		120	
	Right		0		0		0		0		0		0	
WESTBOUND	Left-Through-Right		0		0		0		0		0		0	
	Left-Right		0		0		0		0		0		0	
	Left		49		49		0		50		0		50	
	Left-Through		10		125		0		10		0		10	
CRITICAL VOLUMES	Through		115		0		0		118		0		118	
	Through-Right		0		0		0		0		0		0	
	Right		0		0		0		0		0		0	
	Left-Through-Right		0		0		0		0		0		0	
VOLUME/CAPACITY (V/C) RATIO: LEVEL OF SERVICE (LOS):	Left-Through		51		57		6		59		0		59	
	Through		20		117		0		21		0		21	
	Through-Right		37		0		3		41		0		41	
	Right		1		1		1		1		1		1	
SUM:		North-South: 660 East-West: 176 SUM: 836		North-South: 660 East-West: 182 SUM: 842		North-South: 609 East-West: 0.509 SUM: A		North-South: 732 East-West: 187 SUM: 919		North-South: 732 East-West: 187 SUM: 919		North-South: 732 East-West: 187 SUM: 919		

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in v/c due to project: 0.004 Δv/c after mitigation: 0.004
Significant impacted? NO Fully mitigated? N/A

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:		Rodney Drive		Year of Count:		Ambient Growth: (%)		Conducted by:		Date:			
	North-South Street:	East-West Street:	Sunset Boulevard	No. of Phases	Projection Year:	2019	2022	Peak Hour:	AM	1	GTC	APRIL 2019		
7	Opposed Ø'ing: NIS-1, EW-2 or Both-3?		2	0	2	0	0	2	0	0	0	2		
	Right Turns: FREE-1, NRTOR-2 or OLA-3?		NB-- 0	SB-- 0	NB-- 0	SB-- 0	0	NB-- 0	SB-- 0	NB-- 0	SB-- 0	0		
	ATSAC-1 or ATSAC+ATCS-2?		EB-- 0	WB-- 0	EB-- 0	WB-- 0	0	EB-- 0	WB-- 0	EB-- 0	WB-- 0	0		
	Override Capacity		2	0	2	0	0	2	0	2	0	0		
EXISTING PLUS PROJECT														
EXISTING CONDITION			Project Traffic	Total Volume	Lane Volume	EXISTING CONDITION W/O PROJECT			EXISTING CONDITION W/ PROJECT			FUTURE W/ PROJECT W/ MITIGATION		
MOVEMENT			No. of Lanes	Lane Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	
NORTHBOUND			23	23	23	0	24	0	24	0	24	0	24	
Left-Through			1	1	1	0	1	1	1	0	1	1	1	
Through-Right			13	36	36	0	13	0	13	0	13	0	37	
Right			37	11	11	0	38	1	11	0	38	1	11	
Left-Through-Right			0	0	0	0	0	0	0	0	0	0	0	
Left-Right			0	0	0	0	0	0	0	0	0	0	0	
SOUTHBOUND			32	34	34	0	33	0	33	2	35	0	35	
Left-Through			0	0	0	0	0	0	0	0	0	0	0	
Through-Right			11	105	109	0	11	0	108	0	11	0	112	
Right			62	0	0	2	64	0	0	2	66	0	0	
Left-Through-Right			1	1	1	0	1	1	1	0	1	1	1	
Left-Right			0	0	0	0	0	0	0	0	0	0	0	
EASTBOUND			95	96	96	1	98	1	98	1	99	1	99	
Left-Through			0	0	0	0	0	0	0	0	0	0	0	
Through-Right			491	315	315	0	491	1	344	0	545	1	344	
Right			138	138	138	0	142	0	142	0	142	0	142	
Left-Through-Right			0	0	0	0	0	0	0	0	0	0	0	
Left-Right			0	0	0	0	0	0	0	0	0	0	0	
WESTBOUND			52	52	52	0	54	1	54	0	54	1	54	
Left-Through			0	0	0	0	0	0	0	0	0	0	0	
Through-Right			529	299	301	1	530	1	352	1	634	1	354	
Right			69	69	72	3	71	0	71	3	74	0	74	
Left-Through-Right			0	0	0	0	0	0	0	0	0	0	0	
Left-Right			0	0	0	0	0	0	0	0	0	0	0	
CRITICAL VOLUMES			North-South: 128	North-South: 132	North-South: 132	North-South: 132	North-South: 132	North-South: 136	North-South: 136	North-South: 136	North-South: 136	North-South: 136		
			East-West: 394	East-West: 397	East-West: 397	East-West: 450	East-West: 450	East-West: 453	East-West: 453	East-West: 453	East-West: 453	East-West: 453		
			SUM: 522	SUM: 529	SUM: 529	SUM: 582	SUM: 582	SUM: 589	SUM: 589	SUM: 589	SUM: 589	SUM: 589		
VOLUME/CAPACITY (V/C) RATIO:			0.348	0.353	0.353	0.388	0.388	0.393	0.393	0.393	0.393	0.393		
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.248	0.253	0.253	0.288	0.288	0.293	0.293	0.293	0.293	0.293		
LEVEL OF SERVICE (LOS):			A	A	A	A	A	A	A	A	A	A		

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

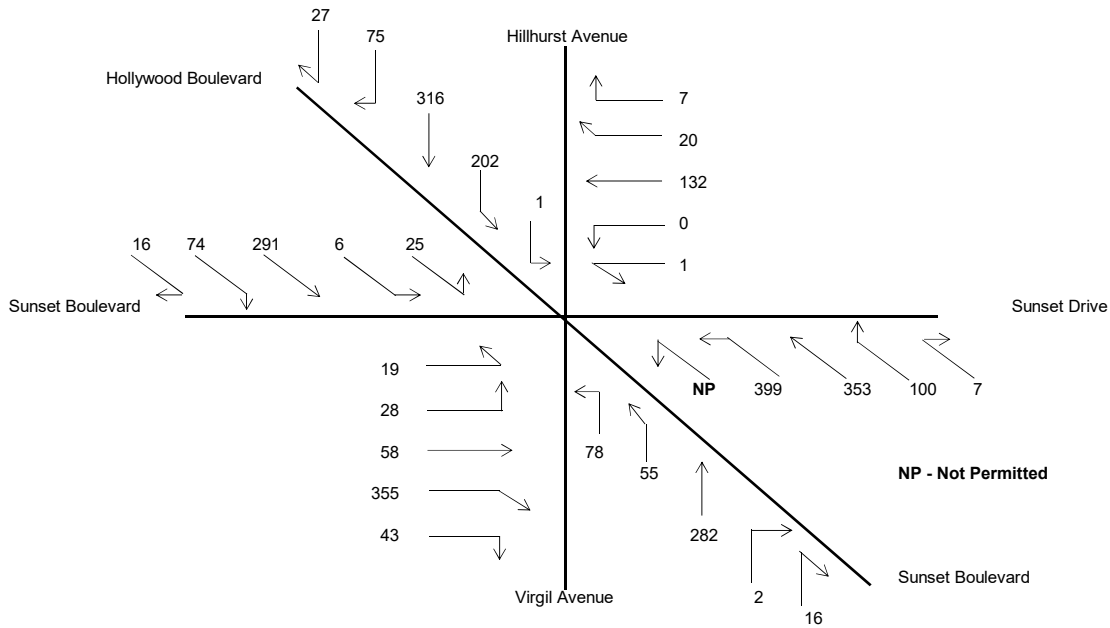
Change in v/c due to project: 0.005 Δv/c after mitigation: 0.005
 Significant impacted? NO Fully mitigated? N/A

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:		Hillhurst Avenue		Year of Count:		Ambient Growth: (%)		Conducted by:		Date:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
	8	East-West Street:	Prospect Avenue	2019	2022	AM	1	GTC	Reviewed by:	J1668 - MAUBERT ST RES	APRIL 2019																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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<td>East-West: 352</td> <td>East-West: 352</td> <td>East-West: 352</td> </tr> <tr> <td colspan="3">V/C LESS ATSAC/ATCS ADJUSTMENT:</td> <td>SUM: 764</td> <td>SUM: 766</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> <td>SUM: 814</td> </tr> <tr> <td colspan="3">LEVEL OF SERVICE (LOS):</td> <td>0.509</td> <td>0.511</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> <td>0.543</td> </tr> <tr> <td colspan="3"></td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> <td>A</td> </tr> </tbody> </table>													EXISTING 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CRITICAL VOLUMES			North-South: 434	North-South: 434	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462	North-South: 462																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
VOLUME/CAPACITY (V/C) RATIO:			East-West: 330	East-West: 332	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352	East-West: 352																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
V/C LESS ATSAC/ATCS ADJUSTMENT:			SUM: 764	SUM: 766	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814	SUM: 814																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
LEVEL OF SERVICE (LOS):			0.509	0.511	0.543	0.543	0.543	0.543	0.543	0.543	0.543	0.543	0.543	0.543	0.543	0.543	0.543																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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REMARKS: Version: 1i Beta; 8/4/2011 Change in v/c due to project: 0.001 Δv/c after mitigation: 0.001 Significant impacted? NO Fully mitigated? N/A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

INTERSECTION 9
HILLHURST AVENUE/VIRGIL AVENUE & SUNSET BOULEVARD/HOLLYWOOD BOULEVARD/SUNSET DRIVE
Existing Conditions (Year 2019) - AM Peak Hour



1. Hollywood Boulevard / Sunset Boulevard

$$\left\{ \frac{25 + 6}{1} \right\} + \left\{ \frac{353 + 100 + 7}{2} \right\} = 261 \quad \underline{or}$$

$$\left\{ 399 \times 55\% \right\} + \left\{ \frac{291 + 74 + 16}{2} \right\} = 410$$

* Penalty for Dual Left-Turns

2. Sunset Boulevard / Sunset Drive

$$\left\{ \frac{19 + 28}{1} \right\} + \left\{ \frac{7 + 20 + 132 + 0 + 1}{1} \right\} = 207 \quad \underline{or}$$

$$\left\{ \frac{1 + 0}{1} \right\} + \left\{ \frac{19 + 28 + 58}{1} \right\} = 106$$

$$\left\{ (355 + 43) \times 55\% \right\} - \left\{ 399 \times 55\% \right\} = -1$$

** Penalty for Dual Right-Turns and Dual Left-Turns

3. Hillhurst Avenue / Virgil Avenue

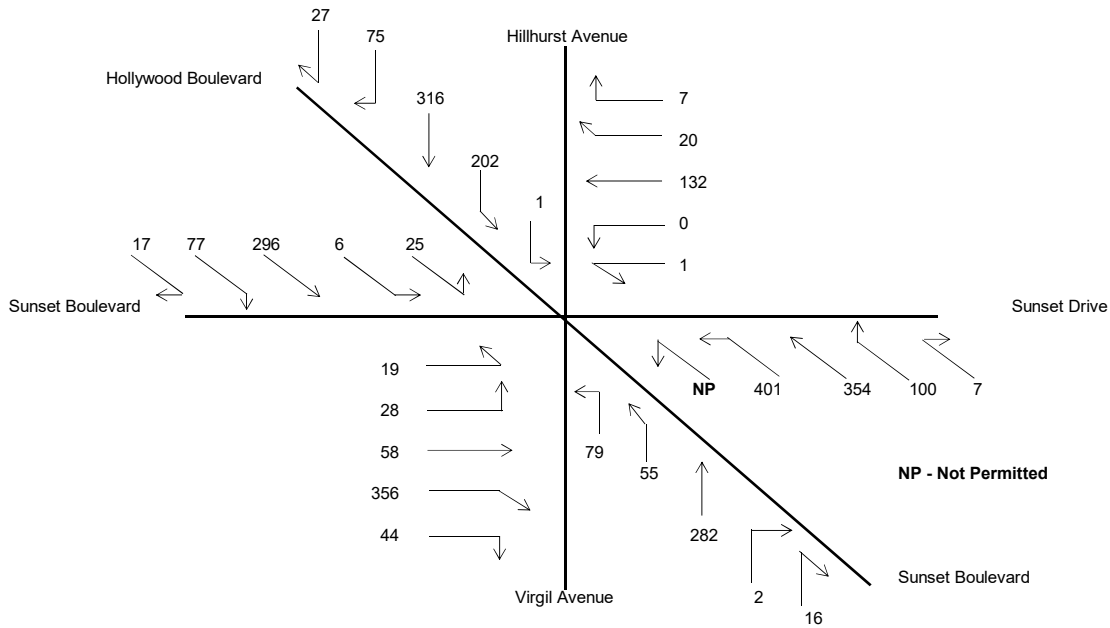
$$\left\{ \frac{1 + 202}{1} \right\} + \left\{ \frac{282 + 2 + 16}{2} \right\} = 353 \quad \underline{or}$$

$$\left\{ \frac{78 + 55}{1} \right\} + \left\{ \frac{316 + 75 + 27}{2} \right\} = 342$$

Critical Volumes = 410 + 207 + 353 = 970
 Capacity (4+ Phases) = 1,375

V/C = 970 / 1,375 = 0.705
 ATSAC + ATCS Adjustment = 0.100
Final V/C = 0.605
LOS = B

INTERSECTION 9
HILLHURST AVENUE/VIRGIL AVENUE & SUNSET BOULEVARD/HOLLYWOOD BOULEVARD/SUNSET DRIVE
 Existing with Project Conditions (Year 2019) - AM Peak Hour



1. Hollywood Boulevard / Sunset Boulevard

$$\left\{ \frac{25 + 6}{1} \right\} + \left\{ \frac{354 + 100 + 7}{2} \right\} = 262 \quad \underline{or}$$

$$\left\{ 401 \times 55\% \right\} + \left\{ \frac{296 + 77 + 17}{2} \right\} = 416$$

* Penalty for Dual Left-Turns

2. Sunset Boulevard / Sunset Drive

$$\left\{ \frac{19 + 28}{1} \right\} + \left\{ \frac{7 + 20 + 132 + 0 + 1}{1} \right\} = 207 \quad \underline{or}$$

$$\left\{ \frac{1 + 0}{1} \right\} + \left\{ \frac{19 + 28 + 58}{1} \right\} = 106$$

Reduced Sunset Boulevard Eastbound Right-Turn due to Overlap
 Eastbound Rights ** $\left\{ 356 + 44 \right\} \times 55\%$ - Northwest Left** $\left\{ 401 \times 55\% \right\} = -1$

** Penalty for Dual Right-Turns and Dual Left-Turns

3. Hillhurst Avenue / Virgil Avenue

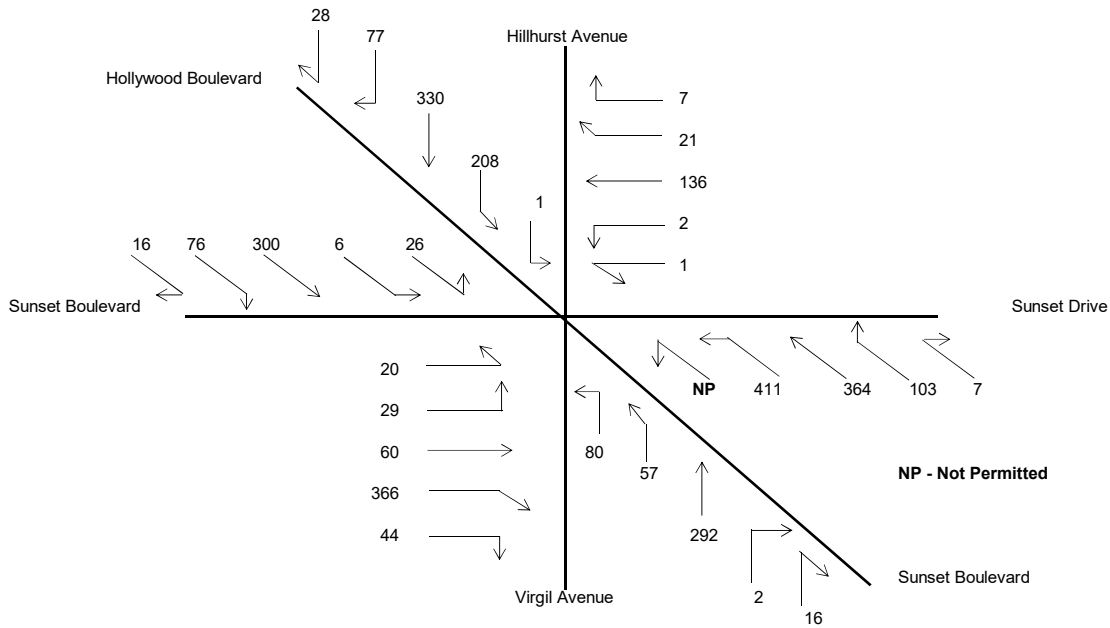
$$\left\{ \frac{1 + 202}{1} \right\} + \left\{ \frac{282 + 2 + 16}{2} \right\} = 353 \quad \underline{or}$$

$$\left\{ \frac{79 + 55}{1} \right\} + \left\{ \frac{316 + 75 + 27}{2} \right\} = 343$$

Critical Volumes = 416 + 207 + 353 = 976
 Capacity (4+ Phases) = 1,375

V/C = 976 / 1,375 = 0.710
 ATSAC + ATCS Adjustment = 0.100
Final V/C = 0.610
LOS = B

INTERSECTION 9
HILLHURST AVENUE/VIRGIL AVENUE & SUNSET BOULEVARD/HOLLYWOOD BOULEVARD/SUNSET DRIVE
 Future without Project Conditions (Year 2022) - AM Peak Hour



1. Hollywood Boulevard / Sunset Boulevard

$$\left\{ \frac{26 + 6}{1} \right\} + \left\{ \frac{364 + 103 + 7}{2} \right\} = 269 \quad \underline{or}$$

$$\left\{ 411 \times 55\% \right\} + \left\{ \frac{300 + 76 + 16}{2} \right\} = 422$$

* Penalty for Dual Left-Turns

2. Sunset Boulevard / Sunset Drive

$$\left\{ \frac{20 + 29}{1} \right\} + \left\{ \frac{7 + 21 + 136 + 2 + 1}{1} \right\} = 216 \quad \underline{or}$$

$$\left\{ \frac{1 + 2}{1} \right\} + \left\{ \frac{20 + 29 + 60}{1} \right\} = 112 \quad \underline{or}$$

$$\left\{ (366 + 44) \times 55\% \right\} - \left\{ 411 \times 55\% \right\} = -1$$

** Penalty for Dual Right-Turns and Dual Left-Turns

3. Hillhurst Avenue / Virgil Avenue

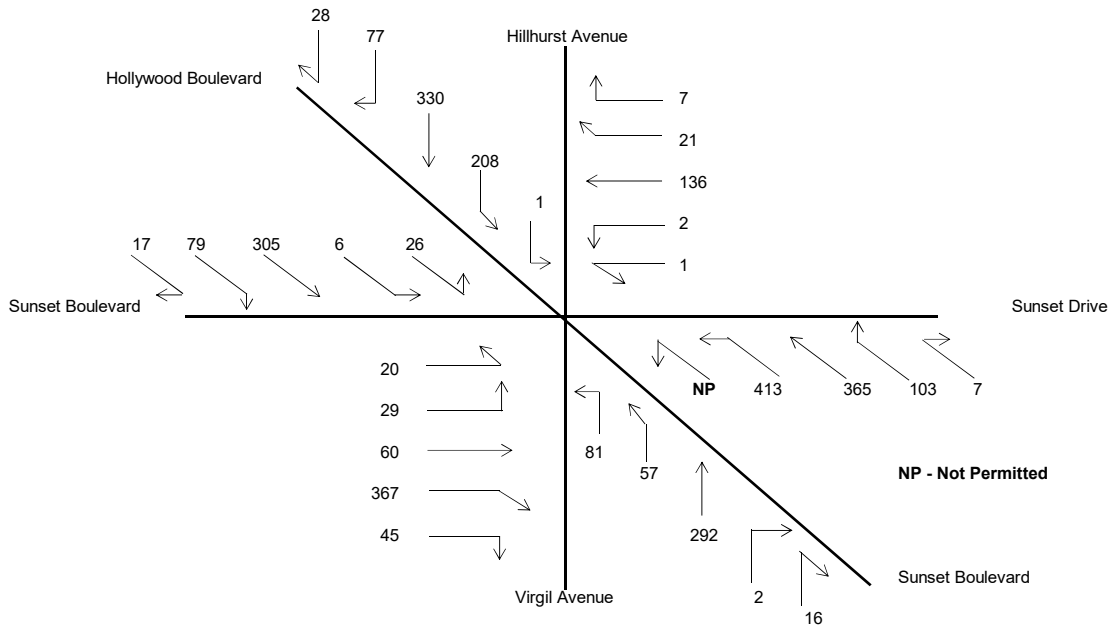
$$\left\{ \frac{1 + 208}{1} \right\} + \left\{ \frac{292 + 2 + 16}{2} \right\} = 364 \quad \underline{or}$$

$$\left\{ \frac{80 + 57}{1} \right\} + \left\{ \frac{330 + 77 + 28}{2} \right\} = 355$$

Critical Volumes = 422 + 216 + 364 = 1,002
 Capacity (4+ Phases) = 1,375

V/C = 1,002 / 1,375 = 0.729
 ATSAC + ATCS Adjustment = 0.100
Final V/C = 0.629
LOS = B

INTERSECTION 9
HILLHURST AVENUE/VIRGIL AVENUE & SUNSET BOULEVARD/HOLLYWOOD BOULEVARD/SUNSET DRIVE
 Future with Project Conditions (Year 2022) - AM Peak Hour



1. Hollywood Boulevard / Sunset Boulevard

$$\left\{ \frac{26 + 6}{1} \right\} + \left\{ \frac{365 + 103 + 7}{2} \right\} = 270 \quad \underline{or}$$

$$\left\{ 413 \times 55\% \right\} + \left\{ \frac{305 + 79 + 17}{2} \right\} = 428$$

* Penalty for Dual Left-Turns

2. Sunset Boulevard / Sunset Drive

$$\left\{ \frac{20 + 29}{1} \right\} + \left\{ \frac{7 + 21 + 136 + 2 + 1}{1} \right\} = 216 \quad \underline{or}$$

$$\left\{ \frac{1 + 2}{1} \right\} + \left\{ \frac{20 + 29 + 60}{1} \right\} = 112 \quad \underline{or}$$

$$\left\{ (367 + 45) \times 55\% \right\} - \left\{ 413 \times 55\% \right\} = -1$$

** Penalty for Dual Right-Turns and Dual Left-Turns

3. Hillhurst Avenue / Virgil Avenue

$$\left\{ \frac{1 + 208}{1} \right\} + \left\{ \frac{292 + 2 + 16}{2} \right\} = 364 \quad \underline{or}$$

$$\left\{ \frac{81 + 57}{1} \right\} + \left\{ \frac{330 + 77 + 28}{2} \right\} = 356$$

Critical Volumes = 428 + 216 + 364 = 1,008
 Capacity (4+ Phases) = 1,375

V/C = 1,008 / 1,375 = 0.733
 ATSAC + ATCS Adjustment = 0.100
Final V/C = 0.633
LOS = B

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:		Vermont Avenue		Year of Count:		Ambient Growth: (%)		Conducted by:		Date:					
	5	East-West Street:	Sunset Boulevard	2019	2022	PM	1	GTC	Reviewed by:	J1668 - MAUBERT ST RES	APRIL 2019					
	No. of Phases		4		4		4		4		4					
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0		0		0		0		0					
	Right Turns: FREE-1, NRTOR-2 or OLA-3?		0		0		0		0		0					
	ATSAC-1 or ATSAC+ATCS-2?		0		0		0		0		0					
	Override Capacity		2		2		2		2		2					
	Override Capacity		0		0		0		0		0					
MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT			FUTURE CONDITION W/ PROJECT			FUTURE W/ PROJECT W/ MITIGATION			
	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume
NORTHBOUND																
Left	238	1	238	0	238	238	31	276	1	276	0	276	1	276	0	276
Left-Through	861	2	431	6	867	434	63	950	2	475	6	956	2	478	0	956
Through-Right	155	1	88	0	155	88	22	182	1	113	0	182	1	113	0	182
Right																
Left-Through-Right																
Left-Right																
SOUTHBOUND																
Left	60	1	60	0	60	60	0	62	1	62	0	62	1	62	0	62
Left-Through	860	2	361	3	863	362	70	956	2	399	3	959	2	400	0	959
Through-Right	223	0	223	1	224	224	11	241	0	241	1	242	0	242	0	242
Right																
Left-Through-Right																
Left-Right																
EASTBOUND																
Left	293	1	293	3	296	296	45	347	1	347	3	350	1	350	0	350
Left-Through	612	2	306	3	615	308	79	710	2	355	3	713	2	357	0	713
Through-Right	344	1	106	0	344	106	57	411	1	135	0	411	1	135	0	411
Right																
Left-Through-Right																
Left-Right																
WESTBOUND																
Left	134	1	134	1	135	135	0	138	1	138	1	139	1	139	0	139
Left-Through	365	2	183	1	366	183	39	415	2	208	1	416	2	208	0	416
Through-Right	60	1	30	0	60	30	0	62	1	31	0	62	1	31	0	62
Right																
Left-Through-Right																
Left-Right																
CRITICAL VOLUMES	North-South: 599			North-South: 600			North-South: 675			North-South: 676			North-South: 676			
	East-West: 476			East-West: 479			East-West: 555			East-West: 558			East-West: 558			
	SUM: 1075			SUM: 1079			SUM: 1230			SUM: 1234			SUM: 1234			
VOLUME/CAPACITY (V/C) RATIO:	0.782			0.785			0.895			0.897			0.897			
V/C LESS ATSAC/ATCS ADJUSTMENT:	0.682			0.685			0.795			0.797			0.797			
LEVEL OF SERVICE (LOS):	B			B			C			C			C			
REMARKS:																
Version: 1i Beta; 8/4/2011																
Change in v/c due to project: 0.002 Δv/c after mitigation: 0.002																
Significant impacted? NO Fully mitigated? N/A																
PROJECT IMPACT																

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:		Vermont Avenue		Year of Count:		Ambient Growth: (%)		Conducted by:		Date:		
	6	East-West Street:	Fountain Avenue		2019	2022	1	PM	Reviewed by:	J1668 - MAUBERT ST RES	APRIL 2019		
		No. of Phases		Projection Year:		Peak Hour:		GTC		Project:			
		3		3		3		3		J1668 - MAUBERT ST RES			
		Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0		0		0		0			
		Right Turns: FREE-1, NRTOR-2 or OLA-3?		0		0		0		0			
		ATSAC-1 or ATSAC+ATCS-2?		0		0		0		0			
		Override Capacity		2		2		2		2			
		0		0		0		0		0			
EXISTING PLUS PROJECT													
EXISTING CONDITION													
EXISTING PLUS PROJECT													
EXISTING CONDITION W/ PROJECT													
FUTURE W/ PROJECT W/ MITIGATION													
MOVEMENT													
NORTHBOUND													
	Left	1	100	0	100	3	106	1	106	0	106	1	106
	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right	2	461	6	1157	98	1284	2	508	6	1290	2	510
	Right	1	231	0	231	2	240	1	240	0	240	0	240
	Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0
Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	
SOUTHBOUND													
	Left	1	109	0	109	2	114	1	114	0	114	1	114
	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right	2	423	4	1187	113	1332	2	478	4	1336	2	479
	Right	1	86	0	86	12	101	1	101	0	101	0	101
	Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0
Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	
EASTBOUND													
	Left	1	45	0	45	6	52	1	52	0	52	1	52
	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right	1	243	0	405	23	440	1	262	0	440	1	262
	Right	1	80	0	80	2	84	1	84	0	84	0	84
	Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0
Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	
WESTBOUND													
	Left	1	84	0	84	11	98	1	98	0	98	1	98
	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right	1	329	0	329	23	362	1	362	0	362	1	362
	Right	1	38	0	38	12	107	1	50	0	107	1	50
	Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0
Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	
CRITICAL VOLUMES		North-South:	570	North-South:	572	North-South:	622	North-South:	624	North-South:	624	North-South:	624
		East-West:	374	East-West:	374	East-West:	414	East-West:	414	East-West:	414	East-West:	414
		SUM:	944	SUM:	946	SUM:	1036	SUM:	1038	SUM:	1038	SUM:	1038
VOLUME/CAPACITY (V/C) RATIO:			0.662		0.664		0.727		0.728		0.728		0.728
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.562		0.564		0.627		0.628		0.628		0.628
LEVEL OF SERVICE (LOS):			A		A		B		B		B		B

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in v/c due to project: 0.001 Δv/c after mitigation: 0.001 Fully mitigated? N/A
 Significant impacted? NO Fully mitigated? N/A

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:		Rodney Drive		Year of Count:		Ambient Growth: (%)		Conducted by:		Date:									
	North-South Street:	East-West Street:	Sunset Boulevard		2019	2022	Peak Hour:	PM	Reviewed by:		J1668 - MAUBERT ST RES	APRIL 2019								
7					2		2													
Opposed Ø'ing: NIS-1, EW-2 or Both-3? Right Turns: FREE-1, NRTOR-2 or OLA-3? ATSAC-1 or ATSAC+ATCS-2? Override Capacity																				
MOVEMENT	EXISTING CONDITION				EXISTING PLUS PROJECT				FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume		
NORTHBOUND	103	0	103	0	103	103	0	106	0	106	0	106	0	106	0	106	0	106		
Left-Through	11	1	114	0	11	114	0	11	0	11	0	11	0	11	0	11	0	11		
Through-Right		0							0				0				0			
Right	100	1	89	0	100	89	0	103	1	103	0	103	1	103	0	103	1	92		
Left-Through-Right		0							0				0				0			
Left-Right		0							0				0				0			
SOUTHBOUND	99	0	99	1	100	100	0	102	0	102	0	103	0	103	0	103	0	103		
Left-Through	16	0	221	0	16	223	0	16	0	16	0	16	0	16	0	16	0	229		
Through-Right		0							0				0				0			
Right	106	0	0	1	107	0	0	109	0	109	0	110	0	110	0	110	0	0		
Left-Through-Right		1							1				1				1			
Left-Right		0							0				0				0			
EASTBOUND	64	1	64	3	67	67	0	66	1	66	0	69	1	69	0	69	1	69		
Left-Through	794	1	435	0	794	435	101	919	1	919	0	919	1	919	0	919	1	499		
Through-Right		1							1				1				1			
Right	76	0	76	0	76	76	0	78	0	78	0	78	0	78	0	78	0	78		
Left-Through-Right		0							0				0				0			
Left-Right		0							0				0				0			
WESTBOUND	22	1	22	0	22	22	0	23	1	23	0	23	1	23	0	23	1	23		
Left-Through	391	1	211	0	391	216	39	442	1	442	0	442	1	442	0	442	1	242		
Through-Right		1							1				1				1			
Right	31	0	31	9	40	40	0	32	0	32	9	41	0	41	0	41	0	41		
Left-Through-Right		0							0				0				0			
Left-Right		0							0				0				0			
CRITICAL VOLUMES	North-South: 324		East-West: 457		SUM: 781		North-South: 326		East-West: 457		SUM: 783		North-South: 333		East-West: 522		SUM: 855			
VOLUME/CAPACITY (V/C) RATIO:	0.521		0.421		A		0.522		0.470		A		0.571		0.471		A			
LEVEL OF SERVICE (LOS):	A		A		A		A		A		A		A		A		A			

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in v/c due to project: 0.001 Δv/c after mitigation: 0.001
 Significant impacted? NO Fully mitigated? N/A

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:		Hillhurst Avenue		Year of Count:		Ambient Growth: (%)		Conducted by:		Date:												
	East-West Street:	Prospect Avenue	2019	2022	Projection Year:	Peak Hour:	1	PM	Reviewed by:	J1668 - MAUBERT ST RES	APRIL 2019												
8	No. of Phases		2		2		2		2		2												
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0		0		0		0		0												
	Right Turns: FREE-1, NRTOR-2 or OLA-3?		0		0		0		0		0												
	ATSAC-1 or ATSAC+ATCS-2?		0		0		0		0		0												
	Override Capacity		2		2		2		2		2												
	Override Capacity		0		0		0		0		0												
MOVEMENT			EXISTING CONDITION				EXISTING PLUS PROJECT				FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION				
			No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	
			Volume																				
NORTHBOUND	Left	↔	40	40	0	40	40	0	41	0	41	1	41	0	41	0	41	1	41	0	41	1	41
	Left-Through	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through	↔	804	429	0	804	429	33	861	1	458	0	861	1	458	0	861	1	458	0	861	1	458
	Through-Right	↔	1	53	0	53	53	0	55	1	55	0	55	0	55	0	55	0	55	0	55	0	55
	Right	↔	53	53	0	53	53	0	55	0	55	0	55	0	55	0	55	0	55	0	55	0	55
SOUTHBOUND	Left-Through-Right	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Right	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left	↔	19	19	0	19	19	0	20	1	20	0	20	1	20	0	20	1	20	0	20	1	20
	Left-Through	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through	↔	465	253	1	466	254	38	517	1	280	1	518	1	281	1	518	1	281	1	518	1	281
EASTBOUND	Through-Right	↔	1	41	1	42	42	0	42	0	42	0	43	0	43	0	43	0	43	0	43	0	43
	Right	↔	41	41	1	42	42	0	42	0	42	0	43	0	43	0	43	0	43	0	43	0	43
	Left-Through-Right	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Right	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left	↔	196	196	1	197	197	0	202	0	202	1	203	0	203	1	203	0	203	0	203	0	203
WESTBOUND	Left-Through	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through	↔	213	460	0	213	461	9	228	0	483	0	228	0	484	0	228	0	484	0	228	0	484
	Through-Right	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Right	↔	51	0	0	51	0	0	53	0	0	0	53	0	0	0	53	0	0	0	53	0	0
	Left-Through-Right	↔	1	0	1	0	0	0	0	1	1	0	0	1	1	0	0	1	1	0	0	1	1
CRITICAL VOLUMES	Left-Right	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left	↔	37	37	0	37	37	0	38	0	38	0	38	0	38	0	38	0	38	0	38	0	38
	Left-Through	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through	↔	65	143	0	65	143	4	71	0	151	0	71	0	151	0	71	0	151	0	71	0	151
	Through-Right	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
VOLUME/CAPACITY (V/C) RATIO: LEVEL OF SERVICE (LOS):	Right	↔	41	0	0	41	0	0	42	0	0	0	42	0	0	0	42	0	0	0	42	0	0
	Left-Through-Right	↔	1	0	1	0	0	0	1	1	0	0	1	1	0	0	1	1	0	0	1	1	0
	Left-Right	↔	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMMARY			North-South: 448	East-West: 497	SUM: 945	North-South: 448	East-West: 498	SUM: 946	North-South: 478	East-West: 521	SUM: 999	North-South: 478	East-West: 522	SUM: 1000	North-South: 478	East-West: 522	SUM: 1000	North-South: 478	East-West: 522	SUM: 1000	North-South: 478	East-West: 522	SUM: 1000
VOLUME/CAPACITY (V/C) RATIO:			0.630	0.530	A	0.631	0.531	A	0.666	0.566	A	0.667	0.567	A	0.667	0.567	A	0.667	0.567	A	0.667	0.567	A
LEVEL OF SERVICE (LOS):			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

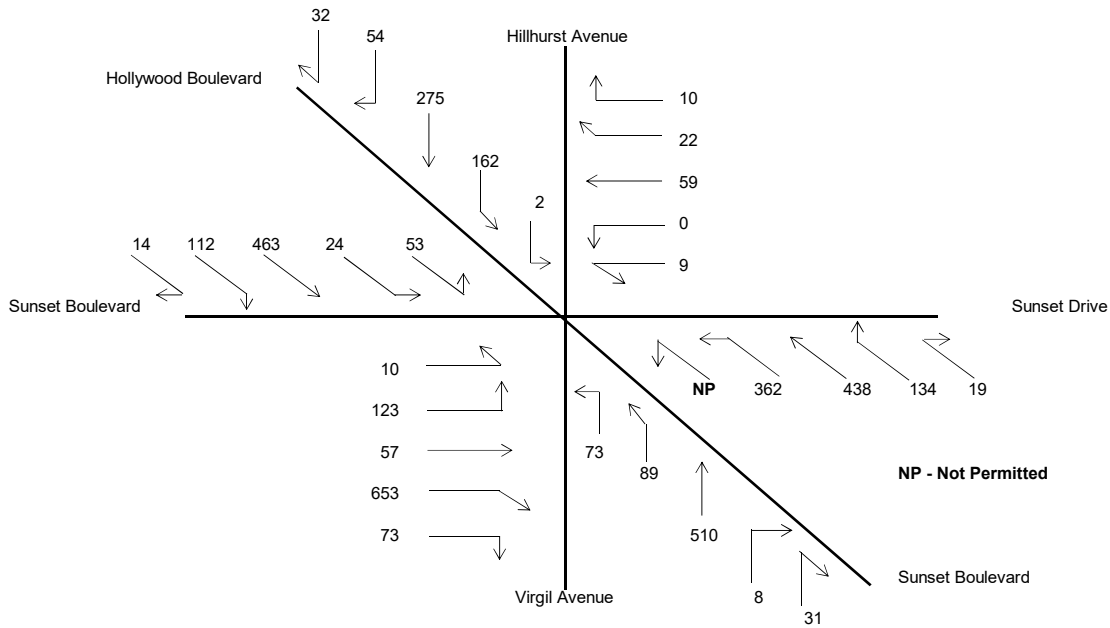
REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in v/c due to project: 0.001 Δv/c after mitigation: 0.001
 Significant impacted? NO Fully mitigated? N/A

INTERSECTION 9
HILLHURST AVENUE/VIRGIL AVENUE & SUNSET BOULEVARD/HOLLYWOOD BOULEVARD/SUNSET DRIVE
Existing Conditions (Year 2019) - PM Peak Hour



1. Hollywood Boulevard / Sunset Boulevard

$$\left\{ \frac{53 + 24}{1} \right\} + \left\{ \frac{438 + 134 + 19}{2} \right\} = 373 \quad \underline{or}$$

$$\left\{ 362 \times 55\% \right\} + \left\{ \frac{463 + 112 + 14}{2} \right\} = 494$$

* Penalty for Dual Left-Turns

2. Sunset Boulevard / Sunset Drive

$$\left\{ \frac{10 + 123}{1} \right\} + \left\{ \frac{10 + 22 + 59 + 0 + 9}{1} \right\} = 233 \quad \underline{or}$$

$$\left\{ \frac{9 + 0}{1} \right\} + \left\{ \frac{10 + 123 + 57}{1} \right\} = 199 \quad \underline{or}$$

$$\left\{ (653 + 73) \times 55\% \right\} - \left\{ 362 \times 55\% \right\} = 200$$

** Penalty for Dual Right-Turns and Dual Left-Turns

3. Hillhurst Avenue / Virgil Avenue

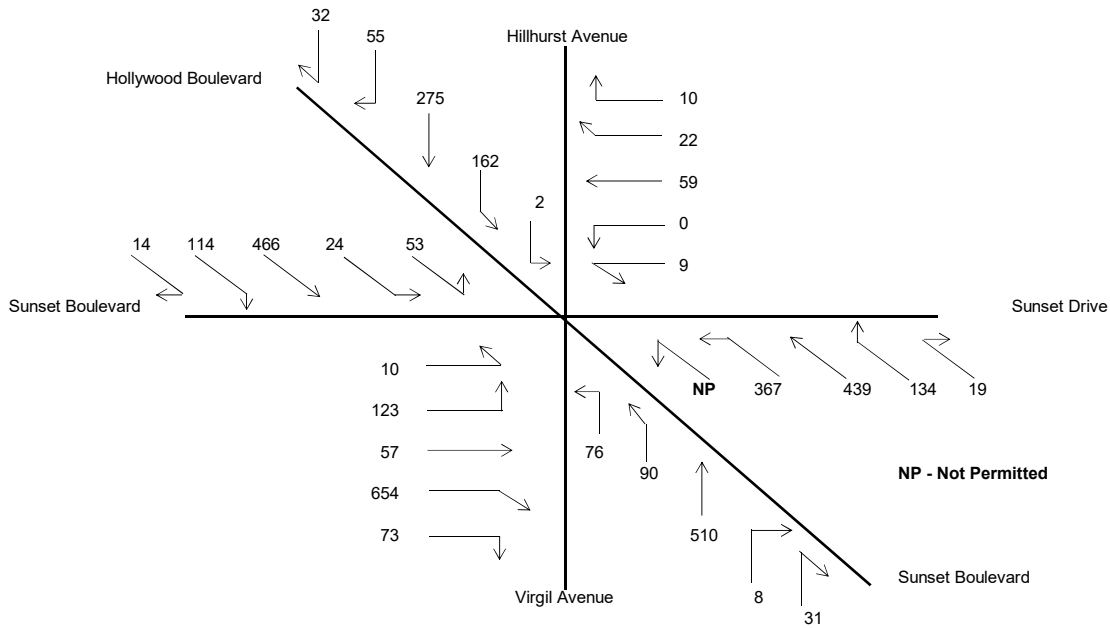
$$\left\{ \frac{2 + 162}{1} \right\} + \left\{ \frac{510 + 8 + 31}{2} \right\} = 439 \quad \underline{or}$$

$$\left\{ \frac{73 + 89}{1} \right\} + \left\{ \frac{275 + 54 + 32}{2} \right\} = 343$$

Critical Volumes = 494 + 233 + 439 = 1,166
 Capacity (4+ Phases) = 1,375

V/C = 1,166 / 1,375 = 0.848
 ATSAC + ATCS Adjustment = 0.100
Final V/C = 0.748
LOS = C

INTERSECTION 9
HILLHURST AVENUE/VIRGIL AVENUE & SUNSET BOULEVARD/HOLLYWOOD BOULEVARD/SUNSET DRIVE
 Existing with Project Conditions (Year 2019) - PM Peak Hour



1. Hollywood Boulevard / Sunset Boulevard

$$\left\{ \frac{53 + 24}{1} \right\} + \left\{ \frac{439 + 134 + 19}{2} \right\} = 373 \quad \underline{or}$$

$$\left\{ 367 \times 55\% \right\} + \left\{ \frac{466 + 114 + 14}{2} \right\} = 499$$

* Penalty for Dual Left-Turns

2. Sunset Boulevard / Sunset Drive

$$\left\{ \frac{10 + 123}{1} \right\} + \left\{ \frac{10 + 22 + 59 + 0 + 9}{1} \right\} = 233 \quad \underline{or}$$

$$\left\{ \frac{9 + 0}{1} \right\} + \left\{ \frac{10 + 123 + 57}{1} \right\} = 199 \quad \underline{or}$$

$$\left\{ (654 + 73) \times 55\% \right\} - \left\{ 367 \times 55\% \right\} = 198$$

** Penalty for Dual Right-Turns and Dual Left-Turns

3. Hillhurst Avenue / Virgil Avenue

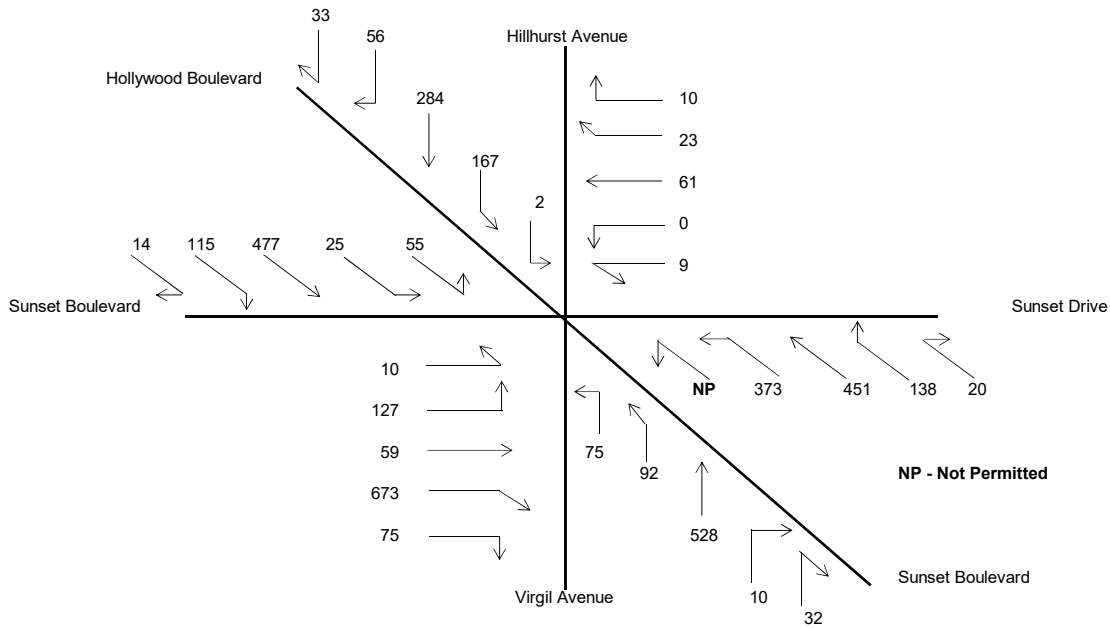
$$\left\{ \frac{2 + 162}{1} \right\} + \left\{ \frac{510 + 8 + 31}{2} \right\} = 439 \quad \underline{or}$$

$$\left\{ \frac{76 + 90}{1} \right\} + \left\{ \frac{275 + 55 + 32}{2} \right\} = 347$$

Critical Volumes = 499 + 233 + 439 = 1,171
 Capacity (4+ Phases) = 1,375

V/C = 1,171 / 1,375 = 0.852
 ATSAC + ATCS Adjustment = 0.100
Final V/C = 0.752
LOS = C

INTERSECTION 9
HILLHURST AVENUE/VIRGIL AVENUE & SUNSET BOULEVARD/HOLLYWOOD BOULEVARD/SUNSET DRIVE
 Future without Project Conditions (Year 2022) - PM Peak Hour



1. Hollywood Boulevard / Sunset Boulevard

$$\left\{ \frac{55 + 25}{1} \right\} + \left\{ \frac{451 + 138 + 20}{2} \right\} = 385 \quad \underline{or}$$

$$\left\{ 373 \times 55\% \right\} + \left\{ \frac{477 + 115 + 14}{2} \right\} = 508$$

* Penalty for Dual Left-Turns

2. Sunset Boulevard / Sunset Drive

$$\left\{ \frac{10 + 127}{1} \right\} + \left\{ \frac{10 + 23 + 61 + 0 + 9}{1} \right\} = 240 \quad \underline{or}$$

$$\left\{ \frac{9 + 0}{1} \right\} + \left\{ \frac{10 + 127 + 59}{1} \right\} = 205 \quad \underline{or}$$

$$\left\{ (673 + 75) \times 55\% \right\} - \left\{ 373 \times 55\% \right\} = 206$$

** Penalty for Dual Right-Turns and Dual Left-Turns

3. Hillhurst Avenue / Virgil Avenue

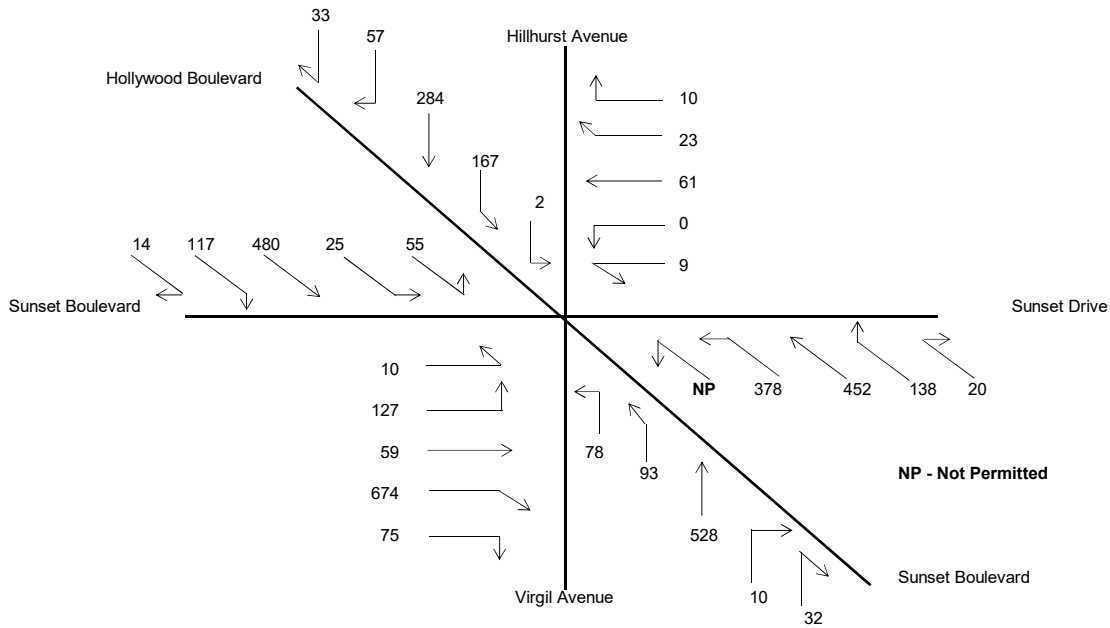
$$\left\{ \frac{2 + 167}{1} \right\} + \left\{ \frac{528 + 10 + 32}{2} \right\} = 454 \quad \underline{or}$$

$$\left\{ \frac{75 + 92}{1} \right\} + \left\{ \frac{284 + 56 + 33}{2} \right\} = 354$$

Critical Volumes = 508 + 240 + 454 = 1,202
 Capacity (4+ Phases) = 1,375

V/C = 1,202 / 1,375 = 0.874
 ATSAC + ATCS Adjustment = 0.100
Final V/C = 0.774
LOS = C

INTERSECTION 9
HILLHURST AVENUE/VIRGIL AVENUE & SUNSET BOULEVARD/HOLLYWOOD BOULEVARD/SUNSET DRIVE
 Future with Project Conditions (Year 2022) - PM Peak Hour



1. Hollywood Boulevard / Sunset Boulevard

$$\left\{ \frac{55 + 25}{1} \right\} + \left\{ \frac{452 + 138 + 20}{2} \right\} = 385 \quad \underline{or}$$

$$\left\{ 378 \times 55\% \right\} + \left\{ \frac{480 + 117 + 14}{2} \right\} = 513$$

* Penalty for Dual Left-Turns

2. Sunset Boulevard / Sunset Drive

$$\left\{ \frac{10 + 127}{1} \right\} + \left\{ \frac{10 + 23 + 61 + 0 + 9}{1} \right\} = 240 \quad \underline{or}$$

$$\left\{ \frac{9 + 0}{1} \right\} + \left\{ \frac{10 + 127 + 59}{1} \right\} = 205 \quad \underline{or}$$

$$\left\{ (674 + 75) \times 55\% \right\} - \left\{ 378 \times 55\% \right\} = 204$$

** Penalty for Dual Right-Turns and Dual Left-Turns

3. Hillhurst Avenue / Virgil Avenue

$$\left\{ \frac{2 + 167}{1} \right\} + \left\{ \frac{528 + 10 + 32}{2} \right\} = 454 \quad \underline{or}$$

$$\left\{ \frac{78 + 93}{1} \right\} + \left\{ \frac{284 + 57 + 33}{2} \right\} = 358$$

Critical Volumes = 513 + 240 + 454 = 1,207
 Capacity (4+ Phases) = 1,375

V/C = 1,207 / 1,375 = 0.878
 ATSAC + ATCS Adjustment = 0.100
Final V/C = 0.778
LOS = C

Appendix B-2

LADOT Assessment Letter

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

4629-4651 W Maubert Av
DOT Case No. CEN18-47836

Date: August 13, 2019

To: Heather Bleemers, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION IMPACT ANALYSIS FOR THE PROPOSED RESIDENTIAL PROJECT AT 4629-4651 WEST MAUBERT AVENUE (ENV-2019-1620-EAF/PAR-2019-1620-TOC/VTT-82654)**

The Department of Transportation (DOT) has reviewed the transportation analysis prepared by Gibson Transportation Consulting, Inc., dated May 2019, for the proposed Maubert residential project located at 4629-4651 West Maubert Avenue. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, the significance of the project's traffic impacts is measured in terms of change to the volume-to-capacity (V/C) ratio between the "future no project" and the "future with project" scenarios. This change in the V/C ratio is compared to established threshold standards to assess the project-related traffic impacts. The transportation study included the analysis of ten signalized intersections. Based on DOT's traffic impact criteria¹ at the time the Transportation Impact Study Memorandum of Understanding was agreed upon, none of the study intersections would be significantly impacted by project-related traffic as summarized in **Attachment 1**. The results of the transportation analysis, which accounted for other known development projects in estimating potential cumulative impacts, adequately evaluated the project's transportation impacts on the surrounding community.

DISCUSSION AND FINDINGS

A. Project Description

The project proposes to remove three existing multi-family buildings with a total of 14 dwelling units and construct an eight-story multi-family building with up to 153 dwelling units and residential amenities on the north side of Maubert Avenue east of Vermont Avenue within the Vermont/Western Transit Oriented District (TOD) Specific Plan. The project will provide parking on-site for vehicles and bicycles. The on-site parking garage would be accessed via a full-access driveway along Maubert Avenue and a left-turn in/left-turn out driveway along the adjacent one-way alley as illustrated in **Attachment 2**. The project is expected to be completed by 2022.

B. Trip Generation

The project is estimated to generate an approximate net increase of 620 daily trips, a net increase of 42 trips during the a.m. peak hour and a net increase of 50 trips during the p.m. peak hour. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 2017. A copy of the project trip generation table can be found in **Attachment 3**.

¹ Per DOT's December 2016 Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

C. Freeway Analysis

The traffic study included a freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the Freeway Impact Analysis Agreement executed between Caltrans and DOT in October 2013, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. The project did not meet or exceed any of the four thresholds defined in the latest agreement, updated in December 2015. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. No additional freeway analysis was required.

PROJECT REQUIREMENTS

Non-CEQA-Related Requirements and Considerations

To comply with transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the following:

A. Parking Requirements

Parking for vehicles and bicycles will be provided onsite. The applicant should check with the Departments of Building and Safety and City Planning on the number of parking spaces required for this project with the Vermont/Western TOD Specific Plan.

B. Highway Dedication and Street Widening Requirements

On January 20, 2016, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **Maubert Avenue**, a Local Street, would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. Project Access and Circulation

The conceptual site plan for the project (see **Attachment 2**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 North Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.

D. Worksite Traffic Control Requirements

DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/what-we-do/plan-review> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting

properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

E. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. Ordinance No. 183270 identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Eileen Hunt of my staff at (213) 972-8481.

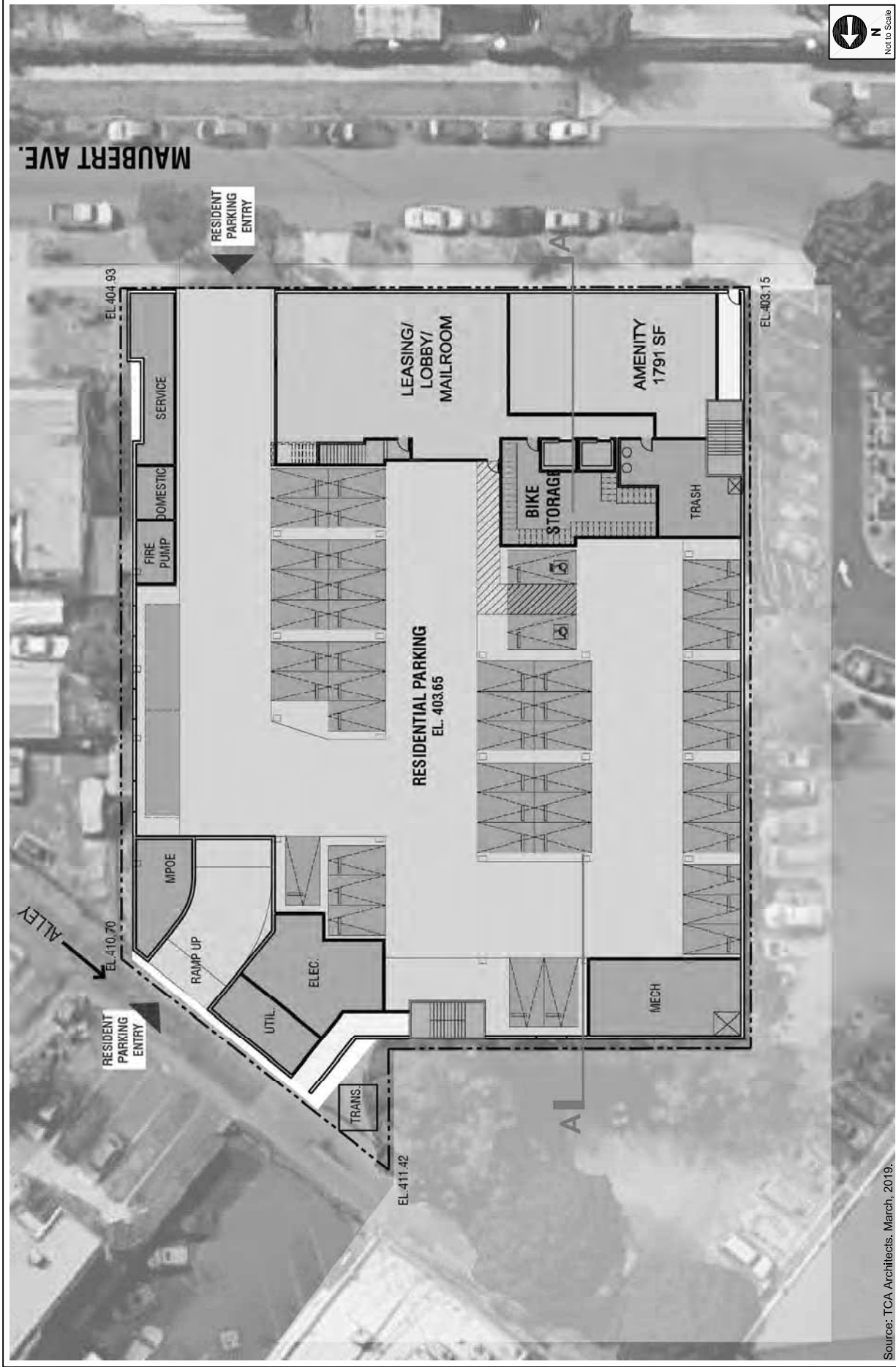
Attachments

K:\Letters\2019\CEN19-47836_4629-4651 Maubert Res_ts_ltr.docx

c: Craig Bullock, Council District 13
Matthew Masuda, Central District, BOE
Bhuvan Bajaj, Hollywood-Wilshire District, DOT
Taimour Tanavoli, Case Management, DOT
Emily Wong, GTC, Inc.

TABLE 10
 FUTURE WITH PROJECT CONDITIONS (YEAR 2022)
 SIGNIFICANT IMPACT ANALYSIS

No.	Intersection	Peak Hour	Future without Project Conditions		Future with Project Conditions			
			V/C	LOS	V/C	LOS	Change in V/C	Significant Impact
1.	New Hampshire Avenue & Hollywood Boulevard	AM	0.449	A	0.451	A	0.002	NO
		PM	0.363	A	0.365	A	0.002	NO
2.	Vermont Avenue & Prospect Avenue	AM	0.539	A	0.539	A	0.000	NO
		PM	0.555	A	0.557	A	0.002	NO
3.	Vermont Avenue & Hollywood Boulevard	AM	0.536	A	0.541	A	0.005	NO
		PM	0.612	B	0.617	B	0.005	NO
4.	Vermont Avenue & Barnsdell Avenue / Maubert Avenue	AM	0.509	A	0.513	A	0.004	NO
		PM	0.557	A	0.566	A	0.009	NO
5.	Vermont Avenue & Sunset Boulevard	AM	0.776	C	0.779	C	0.003	NO
		PM	0.795	C	0.797	C	0.002	NO
6.	Vermont Avenue & Fountain Avenue	AM	0.601	B	0.602	B	0.001	NO
		PM	0.627	B	0.628	B	0.001	NO
7.	Rodney Drive & Sunset Boulevard	AM	0.288	A	0.293	A	0.005	NO
		PM	0.470	A	0.471	A	0.001	NO
8.	Hillhurst Avenue & Prospect Avenue	AM	0.443	A	0.444	A	0.001	NO
		PM	0.566	A	0.567	A	0.001	NO
9.	Hillhurst Avenue/Virgil Avenue & Hollywood Boulevard/Sunset Drive	AM	0.629	B	0.633	B	0.004	NO
		PM	0.774	C	0.778	C	0.004	NO
10.	Virgil Avenue & Fountain Avenue	AM	0.505	A	0.506	A	0.001	NO
		PM	0.535	A	0.535	A	0.000	NO



Source: TCA Architects, March, 2019.

FIGURE
1

PROJECT SITE PLAN

TABLE 8
 PROJECT TRIP GENERATION

Land Use	ITE Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Generation Rates [a] Multifamily Housing (Low-Rise) Multifamily Housing (Mid-Rise)	220	per du	7.32	23%	77%	0.46	63%	37%	0.56
	221	per du	5.44	26%	74%	0.36	61%	39%	0.44
Proposed Project									
Multifamily Housing (Mid-Rise) Less Walk-In/Transit Reduction - 15% [b]	221	153 du	832 (125)	14 (2)	41 (6)	55 (8)	41 (6)	26 (4)	67 (10)
Subtotal - Proposed Project Trips			707	12	35	47	35	22	57
Existing Uses to be Removed									
Multifamily Housing (Low-Rise) Less Walk-In/Transit Reduction - 15% [b]	220	14 du	102 (15)	1 0	5 (1)	6 (1)	5 (1)	3 0	8 (1)
Subtotal - Existing Trips to be Removed			87	1	4	5	4	3	7
TOTAL NET NEW PROJECT TRIPS			620	11	31	42	31	19	50

Notes:

du = dwelling unit

[a] Source: *Trip Generation, 10th Edition*, Institute of Transportation Engineers, 2017.

[b] Per LADO's *Transportation Impact Study Guidelines*, the Project Site is located approximately 500 feet from the Metro Red Line Vermont/Sunset Station. Therefore, a transit reduction is applied to account for transit usage and walking visitor arrivals from the surrounding neighborhoods and adjacent commercial developments.

Appendix C

Water and Wastewater Utility Infrastructure Report

MAUBERT PROJECT

WASTEWATER AND WATER UTILITY INFRASTRUCTURE TECHNICAL REPORT

PREPARED FOR:

Carmel Partners
429 Santa Monica Boulevard, Suite 700
Santa Monica, CA 90401

PREPARED BY:

ICF
555 West 5th Street
Los Angeles, CA 90013
Contact: Jessie Barkley

May 2019



Contents

List of Tables	i
Section 1 Introduction.....	1-1
1.1 Project Description	1-1
1.2 Scope of Work.....	1-1
Section 2 Regulatory Framework	2-1
2.1 Water	2-1
2.1.1 State	2-1
2.1.2 Regional	2-3
2.1.3 Local	2-4
2.2 Wastewater.....	2-7
2.2.1 City of Los Angeles	2-7
2.3 Stormwater	2-10
2.3.1 State	2-10
2.3.2 Regional	2-10
Section 3 Existing Conditions.....	3-12
3.1 Domestic Water	3-12
3.2 Sewer	3-12
3.3 Stormdrain	3-13
Section 4 Significant Thresholds	4-1
Section 5 Impacts Analysis	5-1
5.1 Water	5-1
5.1.1 Construction.....	5-1
5.1.2 Operations	5-1
5.2 Wastewater.....	5-3
5.2.1 Construction.....	5-3
5.2.2 Operations	5-3
5.2.3 Stormwater	5-5
Appendix A LADWP Water Service Advisory Request (SAR)	
City of Los Angeles Sewer Capacity Availability Request (SCAR)	

Tables

Table 3-1. Estimated Existing Water Consumption	3-12
Table 3-2. Estimated Existing Water Consumption	3-13
Table 5-1. Estimated Water Generation	5-2
Table 5-2. Estimated Wastewater Generation	5-4

1.1 Project Description

The Project Site is located at 4629-4651 Maubert Avenue, in the Hollywood community of the City of Los Angeles. The Project Site is a relatively flat, irregularly shaped parcel, comprised of five lots that, when combined, are approximately 0.76 acres (approximately 32,277 square feet).

The Project Site is currently developed with three buildings containing 14 multi-family residential units in approximately 12,478 square feet. The Project includes the demolition and removal of all existing structures and the development of the Project Site with an approximately 143,785-square-foot residential building, with 153 dwelling units. The 153 units would include 93 one-bedroom, 53 two-bedroom, and 7 three-bedroom units. Vehicular access to the Project Site would be provided from an ingress/egress driveway on Maubert Avenue and a second ingress/egress driveway from the alley abutting the north side of the Project Site. Pedestrian access is provided from Maubert Avenue into the Project's amenity space and residential lobby on the ground floor. Pedestrian access is also provided from the alley along the north side of the Project Site.

1.2 Scope of Work

The purpose of this report is to analyze the potential impact of the Project to the existing water and wastewater infrastructure systems.

2.1 Water

2.1.1 State

(a) California Urban Water Management Plan Act (California Water Code Sections 10610-10656)

The California Urban Water Management Planning Act (California Water Code [CWC] Division 6, Part 2.6, Sections 10610-10656) addresses several state policies regarding water conservation and the development of water management plans to ensure the efficient use of available supplies. The California Urban Water Management Planning Act also requires Urban Water Suppliers to develop Urban Water Management Plans (UWMPs) every five years to identify short-term and long-term demand management measures to meet growing water demands during normal, dry, and multiple-dry years. Urban Water Suppliers are defined as water suppliers that either serve more than 3,000 customers or provide more than 3,000 acre feet per year (af/y) of water to customers.

(b) Senate Bill 610 (California Water Code Section 10910 et seq.); Senate Bill 221 (California Water Code Sections 11010, 65867.5, 66455.3 and 66473.7); and Senate Bill 7 (California Water Code Section 10608)

Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

1. A proposed residential development of more than 500 dwelling units.
2. A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
3. A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
4. A proposed hotel or motel of more than 500 rooms
5. A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons

6. A mixed use project that falls in one or more of the above-identified categories
7. A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

As this Project does not trigger any of the above thresholds, a WSA is not required for this project.

(c) California Code of Regulations

(i) Title 20

Title 20, Section 1605.3 (h) and 1505(i) of the California Code of Regulations (CCR) establishes applicable State efficiency standards (i.e., maximum flow rates) for plumbing fittings and fixtures, including fixtures such as showerheads, lavatory faucets and water closets (toilets). Among the standards, the maximum flow rate for showerheads manufactured between July 1, 2016 and prior to July 1, 2018 is 2.0 gpm at 80 psi, and manufactured on or after July 1, 2018 1.8 gpm at 80 psi; and lavatory faucets manufactured after July 1, 2016 is 1.2 gpm at 60 psi. The standard for toilets sold or offered for sale on or after January 1, 2016 is 1.28 gallons per flush.

(ii) Title 24, Part 11

Part 11 of Title 24, the title that regulates the design and construction of buildings, establishes the California Green Building Standards (CALGreen) Code. The purpose of the CALGreen Code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or a positive environmental impact and encouraging sustainable construction practices in the following categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The CALGreen Code includes both mandatory measures as well as voluntary measures. The mandatory measures establish minimum baselines that must be met in order for a building to be approved. The voluntary measures can be adopted by local jurisdictions for greater efficiency.

(iii) Title 24, Part, 5

Title 24, Part 5 of the California Code of Regulations, establishes the California Plumbing Code. The California Plumbing Code sets forth efficiency standards (i.e., maximum flow rates) for all new federally-regulated plumbing fittings and fixtures, including showerheads and lavatory faucets. The 2016 California Plumbing Code, which is based on the 2015 Uniform Plumbing Code, has been published by the California Building Standards Commission and went into effect on January 1, 2017.

(iv) Emergency Declaration and Executive Orders B-29-15, B-36-15, B-37-16, and B-40-17

In response to California's drought conditions, on January 17, 2014, Governor Brown declared a State of Drought Emergency and directed state officials to take necessary actions to reduce the impacts of the ongoing drought conditions that had been occurring in California since approximately 2009. The declaration lists numerous actions, including calling upon local Urban Water Suppliers and municipalities to implement their local water shortage contingency plans immediately in order to avoid or forestall outright restrictions that could become necessary later in the drought season; and to update their legally required urban and agricultural water management plans to correspond with state water conservation measures to help plan for extended drought conditions.

(v) California Water Plan

Required by the Water Code Section 10005(a), the California Water Plan is the state's strategic plan for managing and developing water resources statewide for current and future generations. It provides a collaborative planning framework for elected officials, agencies, tribes, water and resource managers, businesses, academia, stakeholders, and the public to develop findings and recommendations and make informed decisions for California's water future.

The plan, updated every five years, presents the status and trends of California's water-dependent natural resources; water supplies; and agricultural, urban, and environmental water demands for a range of plausible future scenarios. The Water Plan also evaluates different combinations of regional and statewide resource management strategies to reduce water demand, increase water supply, reduce flood risk, improve water quality, and enhance environmental and resource stewardship. The evaluations and assessments performed for the plan help identify effective actions and policies for meeting California's resource management objectives in the near term and for several decades to come.

(vi) California Water Action Plan

The California Water Action Plan is a roadmap for the State's journey towards sustainable water management. The first California Water Action plan was released in January 2014 under Governor Jerry Brown's administration. The California Water Action plan discusses the challenges to water in California: uncertain water supplies, water scarcity/drought, declining groundwater supplies, poor water quality, declining native fish species and loss of wildlife habitat, floods, supply disruptions, and population growth and climate change further increasing the severity of these risks.

2.1.2 Regional

(a) Metropolitan Water District's (MWD) 2015 Regional Urban Water Management Plan

The Metropolitan Water District's (MWD) 2015 Regional Urban Water Management Plan (UWMP) addresses the future of MWD's water supplies and demand through the year 2040. Evaluations are prepared for average year conditions, single-dry-year conditions, and multiple-dry-year conditions. The analysis for multiple-dry-year conditions (i.e., under the most challenging weather conditions such as drought and service interruptions caused by natural disasters) is presented in Table 2-4 of the 2015 UWMP. The analysis in the 2015 RUWMP concluded that reliable water resources would be available to continuously meet demand through 2040. In the 2015 RUWMP, the projected 2040 demand water is 2,201,000 afy, whereas the expected and projected 2040 supply is 2,941,000 afy based on current programs, and an additional 398,000 afy is expected to become available under programs under development for a potential surplus in 2040 of 1,138,000 afy.

(b) MWD's 2015 Integrated Resources Plan

The MWD prepares an Integrated Water Resources Plan (IRP) that provides a water management framework with plans and programs for meeting future water needs. It addresses issues that can affect future water supply such as water quality, climate change, and regulatory and operational changes. The most recent IRP (2015 IRP) was adopted in January 2016. It establishes a water supply reliability mission of providing its service area with an adequate and reliable supply of high-quality water to meet present and future needs in an environmentally and economically responsible

way. Among other topics, the 2015 IRP discusses water conservation, local and imported water supplies, storage and transfers, water demand, and adaptation to drought conditions.

(c) MWD's Water Surplus and Drought Management Plan

In 1999, MWD incorporated the water storage contingency analysis that is required as part of any UWMP into a separate, more detailed plan, called the Water Surplus and Drought Management Plan (WSDM Plan). The overall objective of the WSDM Plan is to ensure that shortage allocation of MWD's imported water supplies is not required. The WSDM Plan provides policy guidance to manage MWD's supplies and achieve the goals laid out in the agency's IRP.

(d) MWD's Water Supply Allocation Plan

While the WSDM Plan included a set of general actions and considerations for MWD staff to address during shortage conditions, it did not include a detailed water supply allocation plan or implementation approach. Therefore, in February 2008, MWD adopted a water supply plan called the Water Supply Allocation Plan (WSAP), which has since been implemented three times, most recently in April 2015. The WSAP includes a formula for determining equitable, needs-based reductions of water deliveries, with the potential application of a surcharge, to member agencies during extreme water shortages in MWD's service area conditions (i.e., drought conditions or unforeseen interruptions in water supplies).

The WSAP allows member agencies the flexibility to choose among various local supply and conservation strategies to help ensure that demands on MWD stay in balance with limited supplies.

2.1.3 Local

(a) LADWP's 2015 UWMP

In accordance with the California Urban Water Management Planning Act, LADWP adopted the 2015 UWMP on April 27, 2016, which is intended to comply with the Urban Water Management Planning Act, builds upon the goals and progress made in the 2010 UWMP and serves as the City's master plan for reliable water supply and resource management consistent with the City goals and objectives. The UWMP details LADWP's efforts to promote the efficient use and management of its water resources. LADWP's UWMP used a service area-wide methodology in developing its water demand projections. This methodology does not rely on individual development demands to determine area-wide growth. Rather, the projected growth in water use for the entire service area was considered in developing long-term water projections for the City to the year 2040.

LADWP's 2015 UWMP outlines the City's long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016. According to the reliability data in the City of Los Angeles UWMP 2015, the most recent plan available, LADWP has sufficient supply to meet a total water demand of 675,700 afy by the year 2040. LADWP has programs to reduce the demand to 565,600 afy by 2040, a difference of 110,100 afy. To meet the reduced target, LADWP will reduce water consumption through conservation, increased recycled water use (including both non-potable and indirect potable reuse), and reduced reliance on imported water.

(b) Sustainable City Plan

The City released the first Sustainable City Plan in April 2015. The Sustainable City Plan includes a multi-faceted approach to developing a locally sustainable water supply to reduce reliance on imported water, reducing water use through conservation, and increasing local water supply and availability. The Sustainable City Plan incorporates water savings goals of reduction in per capita potable water by 20 percent by 2017, by 22.5 percent by 2025, and by 25 percent by 2035.¹ The Plan also includes a reduction in imported water purchases from MWD by 50 percent of the total supply by 2035.

(c) One Water LA 2040 Plan

The One Water LA 2040 Plan (Plan) takes a holistic and collaborative approach to consider all of the City's water resources from surface water, groundwater, potable water, wastewater, recycled water, dryweather runoff, and stormwater as "One Water." Also, the Plan identifies multi-departmental and multi-agency integration opportunities to manage water in a more efficient, cost effective, and sustainable manner. The Plan represents the City's continued and improved commitment to proactively manage all its water resources and implement innovative solutions, driven by the Sustainable City Plan. The Plan will help guide strategic decisions for integrated water projects, programs, and policies within the City.

(d) Los Angeles Municipal Code

The City has adopted several ordinances to reduce water consumption in the City. These include measures undertaken pursuant to the City's green building efforts, encouragement of sustainable development and initiatives to address potential water shortages due to changing supply availability. The ordinances are discussed below.

Ordinance No. 180,182: Water Efficiency Requirements Ordinance

The Water Efficiency Requirements Ordinance, City Ordinance No. 180,822, effective December 1, 2009, established water efficiency requirements for new development and renovation of existing buildings, mandating installation of high-efficiency plumbing fixtures in residential and commercial buildings.

Ordinance Nos. 181,480, 182,849 and 184,248: Los Angeles Green Building Code

The City's Green Building Code, Ordinance No. 181,480, subsequently amended by Ordinance No. 182,849, creates a set of development standards and guidelines to further energy efficiency and the reduction of greenhouse gas emissions. It builds upon and sets higher standards than those incorporated in the CALGreen Code. Amongst its provisions are efficiency standards regarding water consumption fixtures and appliances in new buildings. The Green Building Code is implemented through the building permit review process, during which projects are evaluated for compliance with the required water conservation features.

Ordinance No. 170,978: Landscape Ordinance

In 1996, Ordinance No. 170,978 amended Los Angeles Municipal Code Sections 12.40 through 12.43 to establish consistent landscape requirements for new projects within the City. This ordinance requires numerous water conservation measures in landscape, installation, and maintenance

¹ City of Los Angeles, Sustainable City Plan, page 20.

including but not limited to the use of drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray; setting automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation; and watering less in the cooler months and during the rainy season. The ordinance also provides guidance intended to increase the “residence time of precipitation” within a given watershed.

Ordinance Nos. 181,999 and 183,833: Low Impact Development

In 2011, the City adopted the Citywide Low Impact Development (LID) Ordinance (LID Ordinance). LID is a stormwater management strategy with the goal of mitigating the impacts of increased runoff and stormwater pollution as close to its source as possible. Among other provisions regarding drainage, the LID Ordinance promotes the collection and use of on-site stormwater for irrigation of landscaping and recharge to the groundwater table where/if appropriate. A related ordinance, Ordinance No. 183,833, the Stormwater and Urban Runoff Pollution Control Ordinance, establishes City requirements to meet its obligation under its Municipal Separate Storm Sewer System (MS4) Permit. The ordinance further delineates implementation procedures for meeting the City’s LID requirements.

Ordinance Nos. 166,080, 181,288, 183,608, and 184,250: Emergency Water Conservation Plan

The City’s Emergency Water Conservation Plan was originally adopted in July of 1990 (Ordinance No. 166,080) and has been revised on numerous occasions since. This Ordinance mandates water conservation when available water supplies are reduced as the result of drought conditions, lowered groundwater levels, service disruptions, etc.

In August 2009, and again in August 2010, the City updated the Emergency Water Conservation Plan Ordinance (No. 181,288) by clarifying prohibited uses of water, modifying certain water conservation requirements, and developing new phases of conservation depending on the severity of water shortages. In June 2015, the City amended Ordinance No. 181,288 with the new Ordinance No. 183608. Ordinance No. 183608 clarified prohibited uses and added an additional phase to allow for outdoor watering two days a week. In April 2016, the City once again amended Ordinance No. 183,608 with Ordinance No. 184,250, which defined and added fines for unreasonable uses of water. The Ordinance is expected to improve the City’s ability to comply with current regulations and respond to the ongoing drought conditions.

Service Advisory Request (SAR) and Fire Service Pressure Flow Report (FSPFR) Requirements

LADWP requires new development projects that are installing new, dedicated fire service lines to have a capacity analysis conducted to determine whether there is sufficient capacity in the water infrastructure proposed to serve the project. The analysis includes the submission of requests for an approved SAR for domestic water service, and an approved FSPFR for fire flow, from LADWP. LADWP performs the analysis using their electronic water distribution system data.

2.2 Wastewater

2.2.1 City of Los Angeles

(a) Los Angeles Integrated Resources Plan

The City's Integrated Resources Plan (IRP) is a series of reports that document collaborative, comprehensive Los Angeles Basin-wide water resources planning. Jointly developed by the City of Los Angeles Department of Public Works (LADPW), LA Sanitation and the Department of Water and Power (LADWP), the IRP acknowledges and addresses the interrelated management of wastewater, stormwater, and recycled water in the City and surrounding service areas. The current IRP was adopted in November 2006 by the Los Angeles City Council and addresses facilities planning (including projected needs and planned improvements and upgrades), financial planning, and environmental documentation for wastewater conveyance systems, recycled water systems, and stormwater management programs through the year 2020. To plan for future wastewater management in particular, the IRP projects future wastewater generation based on population projections from the Southern California Association of Governments (SCAG).

The also IRP included several proposals for improvements, additions, and expansions within the Hyperion Sanitary Sewer System service area to maintain adequate service and system capacity over time.

(b) Water IRP 5-year Reviews

LADPW has been monitoring implementation of the IRP and updating its projections via the preparation Water IRP 5-Year Review Final Documents. The most recent 5-year review was completed in 2012. The 5-year review included updated projections of future Hyperion Sanitary Sewer System service area flow based on updated 2008 SCAG Data and information on Hyperion Sanitary Sewer System service area flows through 2012.

The 5-Year Review reported on near-completion of one Go Project (Construction of a 60-million-gallon wastewater storage at the DTWRP Reclamation Plant); moved some of the Go Projects to the Go If Triggered list to reflect their revised prioritization since 2006; and deferred two other Go Projects to beyond the IRP's 2020 horizon date as the associated need is not anticipated. The 5-Year Review also deferred a Go To If Project beyond 2020 due to reduction in need.

(c) One Water LA 2040 Plan

The One Water LA 2040 Plan (One Water LA Plan), builds upon build upon the success of the City's Water IRP, which projected needs and set forth improvements and upgrades to wastewater conveyance systems, recycled water systems, and runoff management programs through the year 2020, and extends its planning horizon to 2040. The One Water LA Plan proposes a collaborative approach to managing the City's future water, wastewater treatment, and stormwater needs with the goal of yielding sustainable, long-term water supplies for Los Angeles to ensure greater resiliency to drought conditions and climate change. The One Water LA Plan is also intended as a step toward meeting the Mayor's Executive Directive to reduce the City's purchase of imported water by 50 percent by 2024.

(d) Sewer System Management Plan

The State of California, via the State Water Quality Control Board's May 2, 2006 Statewide General Waste Discharge Requirements (WDRs), requires a Sewer System Management Plan (SSMP) to be prepared for all publicly owned sanitary sewer systems. Accordingly, the City has prepared three SSMPs, one for each of the three separate sanitary sewer systems owned and operated by LA Sanitation: the Hyperion Sanitary Sewer System, which serves the Project Site; City of Los Angeles Regional Sanitary Sewer System; and the Terminal Island Water Reclamation Plant Sanitary Sewer System. The SSMPs address the proper management, operation, and maintenance of all parts of the systems. The SSMP establishes design and performance standards for the sewer system; provides procedures for evaluating the system and providing capacity assurance; and establishes a performance standard to identify sewers in need of replacement or relief.

(e) Los Angeles Municipal Code

(i) Los Angeles Green Building Code

The City has been pursuing a number of green development initiatives intended to promote energy conservation and reductions in the amount of greenhouse gas emissions generated within the City. While these ordinances do not focus on the provision of sewer services, they do mandate the use of water conservation features in new developments. Through the use of less water by residents, residual wastewater is reduced, in turn reducing the demand for sewage conveyance and treatment.

The Los Angeles Municipal Code (LAMC) Chapter IX, Article 9, the Los Angeles Green Building Code (LA Green Building Code, Ordinance No. 181480), was adopted in April 2008 and provides standards and a mechanism for evaluating projects for their water conservation features during site plan review. In 2010, 2014, and 2016, the LA Green Building Code was amended to incorporate various provisions of the California Green Building Standards (CALGreen) Code. The LA Green Building Code includes mandatory requirements and elective measures pertaining to wastewater for three categories of buildings, the first of which applies to this Project: (1) low-rise residential buildings; (2) non-residential and high-rise residential buildings; and (3) additions and alterations to residential and non-residential buildings.

(ii) Water Efficiency Requirements Ordinance

LAMC Chapter XII, Article 5, the Water Efficiency Requirements Ordinance (Ordinance No. 180822), effective December 1, 2009, requires the installation of efficient water fixtures, appliances, and cooling towers in new buildings and renovation of plumbing in existing buildings, to minimize the effect of water shortages for City customers and enhance water supply sustainability.

(iii) Sewer Capacity Availability Review, LAMC Section 64.15

The LAMC includes regulations that require the City to assure available sewer capacity for new projects and fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a SCAR when an applicant seeks a sewer permit to connect a property to the City's sewer system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR provides a preliminary assessment of the capacity of the existing municipal sewer system to safely convey a project's newly generated wastewater to the appropriate sewage treatment plant.

(iv) Sewerage Facilities Charge, LAMC Sections 64.11.2 and 64.16.1

LAMC Sections 64.11.2 and 64.16.1 require the payment of fees for new connections to the City's sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength as well as volume. The determination of wastewater flow strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters, biological oxygen demand and suspended solids, for each type of land use. Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including, but not limited to, industrial waste control and water reclamation purposes.

(v) Bureau of Engineering Special Order No. SO 06-0691

The City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City standards (Bureau of Engineering Special Order No. SO 06-0691). Per the Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period does not exceed one-half of the pipe diameter (D) (i.e., depth-to-diameter ratio or d/D).

2.3 Stormwater

2.3.1 State

2.3.1.1 Porter-Cologne Water Quality Act (California Water Code)

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control. The California Water Code authorizes the State Water Resources Control Board (SWRCB) to implement the provisions of the Clean Water Act, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants.

Under the California Water Code, the State of California is divided into nine regional water quality control boards (RWQCBs), which govern the implementation and enforcement of the California Water Code and the Clean Water Act. The Project Site is located within Region 4, also known as the Los Angeles Region, (LARWQCB). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. Each RWQCB is required to formulate and adopt a Water Quality Control Plan or Basin Plan for its region.

2.3.2 Regional

2.3.2.1 County of Los Angeles

(a) County of Los Angeles Hydrology Manual

Drainage and flood control in the City of Los Angeles (City) are subject to review and approval by the Department of Public Works, Bureau of Engineering (Bureau of Engineering). Storm drains within the City are constructed by both the City and the Los Angeles County Flood Control District (County Flood Control). The County Flood Control constructs and has jurisdiction over regional facilities such as major storm drains and open flood control channels, while the City constructs and is responsible for local interconnecting tributary drains.

Per the City's Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County Department of Public Works' Hydrology Manual as its basis of design for storm drainage facilities. The Department of Public Works' Hydrology Manual requires that a storm drain conveyance system be designed for a 25-year storm event and that the combined capacity of a storm drain and street flow system accommodate flow from a 50-year storm event. Areas with sump conditions are required to have a storm drain conveyance system capable of conveying flow from a 50-year storm event. The County also limits the allowable discharge into existing storm drain (MS4) facilities based on the County's MS4 Permit which is enforced on all new developments that discharge directly into the County's MS4 system.

Drainage and flood control structures and improvements within the City are subject to review and approval by the City's Department of Public Works and Department of Building and Safety. As required by the Department of Public Works, all public storm facilities must be designed in conformity with the standards set forth by Los Angeles County. The Department of Public Works reviews and approves MS4 plans prior to construction. Any proposed increases in discharge directly into County facilities, or proposed improvements of County-owned MS4 facilities, such as

catch basins and drainage lines, require approval from County Flood Control to ensure compliance with the County's Municipal NPDES Permit requirements.

(b) NPDES Permit Program

As indicated above, in California the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs. SWRCB Order No. 2009-0009-DWQ, the (General Permit), was adopted on September 2, 2009. This NPDES permit establishes a risk-based approach to stormwater control requirements for construction projects.

(i) Construction: Stormwater Pollution Prevention Plan

For all construction activities disturbing one acre of land or more, California mandates the development and implementation of Storm Water Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of best management practices (BMPs). The SWPPP also charges Owners with stormwater quality management responsibilities. A construction site subject to the General Permit must prepare and implement a SWPPP that meets the requirements of the General Permit.

The SWRCB adopted a General Permit for Stormwater Discharges from Construction Activities on September 2, 2009. The Construction General Permit regulates construction activity including clearing, grading, and excavation of areas one acre or more in size and prohibits the discharge of materials other than stormwater, authorized non-stormwater discharges, and all discharges that contain a hazardous substance, unless a separate NPDES permit has been issued for those discharges.

(ii) NPDES Permit for Dischargers of Groundwater from Construction and Project Dewatering

A NPDES Permit for dewatering discharges was adopted by the LARWQCB on June 6, 2013 (Order No. R4-2013-0095, General NPDES Permit No. CAG994004). Similar to the Construction General Permit, to be authorized to discharge under this Permit; the developer must submit a NOI to discharge groundwater generated from dewatering operations during construction in accordance with the requirements of this Permit. General NPDES Permit No. CAG994004 expired July 6, 2018, however it shall continue in full force and effect until the Regional Water Board adopts a new order

(iii) Operation: Los Angeles County Municipal Stormwater NPDES Program

The County of Los Angeles and the City are two of the Co-Permittees under the Los Angeles County MS4 Permit (Order No. R4-2012-0175, NPDES Permit No. CAS004001). The Los Angeles County MS4 Permit has been determined by the State Water Resources Control Board to be consistent with the requirements of the Clean Water Act and the Porter-Cologne Act for discharges through the public storm drains in Los Angeles County to statutorily-defined waters of the United States (33 USC §1342(p); 33 CFR Part 328.11). On September 8, 2016, the RWQCB, Los Angeles Region, amended the Los Angeles County MS4 Permit to incorporate modifications consistent with the revised Ballona Creek Watershed Trash Total Maximum Daily Load (TMDL) and the revised Los Angeles River Watershed Trash TMDL, among other TMDLs incorporated into the Los Angeles County MS4 Permit and the Basin Plan for the Coastal Waters of Los Angeles and Ventura Counties.

Section 3

Existing Conditions

3.1 Domestic Water

The existing water main lines near the Project Site are owned and maintained by the Los Angeles Department of Water & Power (LADWP). An existing water main line exists adjacent to the Project Site along Maubert Avenue and includes a 6-inch main line with a maximum pressure of 103 psi as of May 17, 2019, SAR Service Number 630979. One existing fire hydrant is located approximately 200 ft southwest of the Project Site at the southeast corner of the Vermont and Maubert intersection.

Water consumption estimates have been prepared based on 100 percent of LA Sanitation sewerage generation factors for residential use categories and are summarized in Table 3-1 below.

Table 3-1. Estimated Existing Water Consumption

Land Use	Generation Rate	Quantity	Total Generation
Existing Uses			
Residential Apartments – One Bedroom	110 gpd/du	14 du	1,540 gpd

Source: The average daily flow based on 100% of LA Sanitation sewerage generation factors
Notes:
gpd = gallons per day; du = dwelling unit; sf = square feet

3.2 Sewer

The existing public sanitary sewer main lines near the project are owned and maintained by the City of Los Angeles Sanitation Department. An existing main line exists along Maubert Avenue adjacent to the Project Site and includes an 8-inch vitrified clay pipe (VCP) running west towards North Vermont Avenue.

Existing wastewater generation estimates have been prepared based on sewerage generation factors provided by LA Sanitation for residential use categories and are summarized in Table 3-2 below.

Table 3-2. Estimated Existing Water Consumption

Land Use	Sewage Generation Rate	Quantity	Total Generation
Existing Uses			
Residential Apartment – One Bedroom	110 gpd/du	14 du	1,540 gpd

Source: The average daily flow based on 100% of LA Sanitation sewerage generation factors

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

3.3 Stormdrain

The existing public storm drain line near the Project is owned and maintained by the City of Los Angeles. An existing 45-inch main line exists within North Vermont Avenue. There are no existing inlets on-site, surface drainage sheet flows over public sidewalk to Maubert Avenue. Maubert Avenue drains west to a catch basin approximately 167 feet west of the Project Site.

It appears that the majority of the existing site is impervious, and based on a 79% impervious area the 85th Percentile storm produces a mitigated volume of approximately 2,011 cubic feet.

Section 4

Significant Thresholds

Appendix G of the State of California's California Environmental Quality Act (CEQA) 2019 Guidelines (CEQA Guidelines) includes the following thresholds that address impacts with regard to water, wastewater and stormwater utilities. These questions are as follows:

Would the project:

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?
- b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?
- c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

5.1 Water

Would the project:

- a. *Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage the construction or relocation of which could cause significant environmental effects?*

5.1.1 Construction

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). Considering temporary construction water use would be approximately equivalent to the existing water consumption at the Project Site (estimated to be approximately 1,540 gpd), it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would therefore be less than significant.

5.1.2 Operations

As shown in **Table 1-3, *Estimated Water Generation***, implementation of the Project would generate approximately 23,412 gallons per day (gpd). Netting out the estimated existing water generated on the Project Site, the Project would generate 21,872 gpd beyond existing conditions.

Table 5-1. Estimated Water Generation

Land Use	Wastewater Generation Rate	Quantity	Total Generation
Existing Uses			
Residential Apartment – One Bedroom	110 gpd/du	14 du	1,540 gpd
Total Existing			
New Uses (Project)			
Residential Apartment – One Bedroom	110 gpd/du	93 du	10,230 gpd
Residential Apartment – Two Bedroom	150 gpd/du	53 du	7,950 gpd
Residential Apartment – Three Bedroom	190 gpd/du	7 du	1,330 gpd
		Total New	19,510 gpd
Additional 20% (to account for outdoor water use)			23,412 gpd
Subtracting Existing Uses (1,540 gpd)		Total Net	21,872 gpd

Source: Sewer Capacity Availability Report (SCAR) processed by the City of Los Angeles Bureau of Engineering on 04/16/2019

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

The water facilities required to serve the Project Site include the large water distribution system operated by the LADWP as well local infrastructure to meet the needs of the Project Site. According to the City of Los Angeles UWMP 2015, the most recent plan available, LADWP has sufficient supply to meet a total water demand of 675,700 afy by the year 2040. LADWP has programs to reduce the demand to 565,600 afy by 2040, a difference of 110,100 afy. As such, LADWP can provide the needed water from its existing system pursuant of the provisions in the City of Los Angeles Urban Water Management Plan (UWMP) 2015. Therefore, LADWP would not require added facilities to meet the demand from the Project.

As regards to the local infrastructure, the Project consists of a residential development. Based on the Service Advisory Request (SAR), LADWP would provide the Project with domestic and fire water supplies, as provided by the public water main line located on Maubert Avenue. The LADWP's SAR reports that the 6-inch main line in Maubert Avenue has a maximum pressure of 103 psi and a flow of up to 1,400 gpm can be delivered to the Project Site with a residential pressure of 56 pounds per square inch. One existing fire hydrant is located approximately 200 ft southwest of the Project Site at the southeast corner of Vermont Avenue and Maubert Avenue intersection. The size and location for any domestic water and fire water points of connection would be determined by the Plumbing engineer and Fire Sprinkler engineer, respectively, during design. Any additional fire hydrants and points of connection would be determined based on feedback from the City of Los Angeles Fire Department. LADWP would be coordinated with accordingly based on the final location both domestic and fire water points of connection.

Based on the results provided by the LADWP within the SAR dated May 17, 2019 (Appendix A), the existing water main line would have sufficient capacity to serve the Project's 24.49 afy demand (21,872 gpd). As shown by the SAR and through compliance with LAFD and LADWP requirements, the Project's fire flow impacts to water infrastructure would be less than significant. Therefore, there would be adequate capacity available to accommodate the required fire flows and domestic

water demand generated by the Project and the Project would not require the relocation or construction of new or expanded water facilities. Impacts would be less than significant and no mitigation measures are required.

5.2 Wastewater

5.2.1 Construction

Construction of the Project would include all connections necessary to adequately link the Project to the existing City sewer system. The necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the City.

During construction, existing sewer laterals will be capped and no sewage will enter the public sewer system. Temporary facilities (such as portable toilet and hand wash areas) will be provided by the contractor at the Site. Sewage from these facilities will be collected and hauled offsite and not discharged into the public sewer system. Since sewer usage during construction will be less demanding than the sewer usage for both the existing condition and the proposed Project, impacts to the sewer infrastructure due to construction activity are considered less than significant. Additionally, construction is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled collection of the HTP and would not require the relocation or construction of new waste water facilities. As such, impacts would be less than significant and no mitigation measures are required.

5.2.2 Operations

As shown in **Table 5-2** *Estimated Wastewater Generation*, implementation of the Project would generate approximately 19,510 gallons per day (gpd). Netting out the estimated existing wastewater generated on the Project Site, the Project would generate 17,970 gpd beyond existing conditions.

Table 5-2. Estimated Wastewater Generation

Land Use	Sewage Generation Rate	Quantity	Total Generation
Existing Uses			
Residential Apartment – One Bedroom	110 gpd/du	14 du	1,540 gpd
Total Existing			gpd
New Uses (Project)			
Residential Apartment – One Bedroom	110 gpd/du	93 du	10,230 gpd
Residential Apartment – Two Bedroom	150 gpd/du	53 du	7,950 gpd
Residential Apartment – Three Bedroom	190 gpd/du	7 du	1,330 gpd
		Total New	19,510 gpd
Existing Uses – Project		Total Net	17,970 gpd
Source: Sewer Capacity Availability Report (SCAR) processed by the City of Los Angeles Bureau of Engineering on 04/16/2019			
Notes:			
gpd = gallons per day; du = dwelling unit; sf = square feet			

Wastewater in the City is collected and conveyed by three separate sanitary sewer systems owned and operated by LA Sanitation. The largest of these, the Hyperion Sanitary Sewer System, encompasses the majority of the City and also accepts sewage from 29 other jurisdictions. The Hyperion Sanitary Sewer System is a network of approximately 6,117 miles of gravity-fed sewer laterals and mains, pressurized mains, pump stations, treatment plants, and outfalls in the Pacific Ocean.² Wastewater generated within the Project Site, is conveyed through the Hyperion Sanitary Sewer System and treated at the Hyperion Water Reclamation Plant (HWRP). The HWRP is the City's largest wastewater treatment facility and provides preliminary, primary, and secondary treatment processes, and also treats flows bypassed from the DTWRP and Los Angeles-Glendale Water Reclamation Plant (LAGWRP).³ The Hyperion Sanitary Sewer System includes treatment plants, outfalls, and numerous sewer connections and major interceptors.

Following the secondary treatment of wastewater, the majority of effluent from the HTP is discharged through an outfall pipe located 5 miles offshore in the Santa Monica Bay. Treated sludge is discharged through a separate outfall pipe located 7 miles offshore⁴ Effluent is required to meet the Los Angeles Regional Water Quality Control Board (LARWQCB) requirements for a recreational beneficial use, which imposes performance standards on water quality that are more stringent than

² City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, February 2017, <https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdey/~edisp/cnt012545.pdf>

³ City of Los Angeles Department of Public Works, LA Sanitation, Integrated Resource Plan, Section 7 Existing Treatment Facilities <https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdew/~edisp/cnt010375.pdf>

⁴ City of Los Angeles Department of Public Works, LA Sanitation, Hyperion Water Reclamation Plant: Background, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-hwrp;jsessionid=OC5mKkIrvGk47Jz3HOpAYV_OfDk5Gl_5gBLd4piCaPse1o7aFh2h!1291451969!-507278767?_afLoop=3349549090552117&_afWindowMode=0&_afWindowId=null&_adf.ctrl-state=eh7redhg_1#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D3349549090552117%26_afWindowMode%3D0%26_adf.ctrl-state%3Deh7redhg_5

the standards required under the Clean Water Act permit administered under the system's National Pollution Discharge Elimination System (NPDES) permit for the City of Los Angeles. On average 275 million gallons of wastewater enters the Hyperion Water Reclamation Plant on a dry weather day. Because the amount of wastewater entering HWRP can double on rainy days, the plant was designed to accommodate both dry and wet weather days with a maximum daily flow of 450 million gallons of water per day (MGD) and peak wet weather flow of 800 MGD.⁵ Accordingly, there is a residual dry weather day capacity of 175 mgd, or 39 percent of the total.

Given the current remaining capacity of the HWRP, the HWRP would have ample capacity to treat the Project's wastewater generation, at 0.02 mgd, which would account for a less than one percent increase in demand at the HWRP. As concluded in the SCAR (Appendix A) conclusions, and given existing and anticipated future capacity at the wastewater treatment facilities. Therefore, the Project would not require the relocation or construction of new or expanded wastewater facilities.

5.2.3 Stormwater

The existing site area consisting of three parcels (approximately 0.76 acres pre-dedication) generally slopes southwest towards North Vermont Avenue at a rate of about 3.2%. There are no on-site inlets, surface drainage sheet flows over public sidewalk to Maubert Avenue.

The stormwater management system within the City uses a system of vertical roof drains, underground reinforced concrete pipe, overland sheet flow, curb, gutters, catch basins, and driveways to convey stormwater runoff. The existing public system is owned and managed by the Los Angeles County Flood Control District (LACFCD). Infrastructure built by the City of Los Angeles is owned and managed by the City; similarly, infrastructure built by the County is owned and managed by the LACFCD.

Historically, urban development and storm drain system design have consisted of streets, driveways, sidewalks, and structures constructed out of impervious materials that directly convey runoff to curb and gutter systems, the storm drain system, and downstream receiving waters. Until recently, conventional storm drainage and flood control systems have been designed to convey stormwater away from developed areas as quickly as possible without thoroughly addressing stormwater quality and/or groundwater discharge.

5.2.3.1 Construction

Construction activities would not increase the amount of runoff and exposed soils may retain some runoff. Implementation of erosion and sediment control BMPs would prevent soil erosion and sedimentation from exposed soils. Project construction activities would be performed in accordance with Los Angeles County Low Impact Development Standards. Due to the nominal contribution of the Project's construction to the overall Citywide wastewater flows, the Project would not require the construction of new off-site stormwater drainage facilities or expansion of existing facilities. Impacts would be less than significant.

⁵ https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-hwrp?_afLoop=5664321151955827&_afWindowMode=0&_afWindowId=null&_adf.ctrl-state=15x7khuh65_12#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D5664321151955827%26_afWindowMode%3D0%26_adf.ctrl-state%3D15x7khuh65_16

5.2.3.2 Operation

The Project would be designed to comply with the City of Los Angeles's Low Impact Development (LID) design standard. To facilitate this, the proposed stormwater Best Management Practice (BMP) that is considered are bio-infiltration flow-through planters. The entirety of the building's roof drains will be diverted to the bio-infiltration flow-through planters and the overflow discharge will be discharged to Maubert Avenue via a curb drain or parkway drain, similar to existing conditions.

Post-dedication, the total site area is approximately 0.76 acres in size. Based on an approximate impervious area percentage of 99% the volume mitigated is 2,450 cf. The proposed stormwater treatment system will be designed to both accommodate the required volume mitigated as well as limit the post-construction discharge to avoid on-site or off-site flooding and to not exceed the capacity of the existing adjacent public street and downstream stormwater facilities

The use of rainwater harvesting and/or bio-infiltration flow-through planters would meet City of Los LID standards and would be in accordance with the City of Los Angeles Development Best Management Practices Handbook, Part B Planning Activities⁶, which summarizes the City's review and permitting process, identifies stormwater mitigation measures, and references source and treatment control BMP information. The final selection of any BMPs would be made through coordination with the City of Los Angeles. According, the Project would not require the construction of new off-site stormwater drainage facilities or expansion of existing facilities. Impacts would be less than significant.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

As stated above, the Project would generate a net water demand of approximately 21,872 gpd, or 24.49 acre-feet per year (AFY), without accounting for regulatory water conservation features beyond the reductions embedded in the wastewater generation rates used for calculating the demand. The Project would be designed to meet Cal Green and Title 24 Building Standards Code (CALGreen Code). With implementation of additional water conservation measures per regulatory requirements, and the Project's water conservation features, the Project's actual water demand would be less than the amount stated above. Compliance with water conservation measures required by State and City green regulations would reduce this estimated projected water demand.

According to the reliability data in the City of Los Angeles UWMP 2015, the most recent plan available, LADWP has sufficient supply to meet a total water demand of 675,700 afy by the year 2040. LADWP has programs to reduce the demand to 565,600 afy by 2040, a difference of 110,100 afy. To meet the reduced target, LADWP will reduce water consumption through conservation, increased recycled water use (including both non-potable and indirect potable reuse), and reduced reliance on imported water.⁷

⁶ City of Los Angeles Planning and Development Handbook for Low Impact Development. https://www.lastormwater.org/wp-content/files_mf/lidmanualfinal.pdf..

⁷ City of Los Angeles Department of Water & Power Urban Water Management Plan 2015, page ES-20. https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-sos-uwmp;jsessionid=5LbPb84T8L1NqjtC1gPPJ4zTdy8pH9v2jhSzXRdFNgg0yn2BlwRy!-1475618025?_afLoop=524836082942912&_afWindowMode=0&_afWindowId=null#%40%3F_afWindowId%3Dnull%26_afLoop%3D524836082942912%26_afWindowMode%3D0%26_adf.ctrl-state%3Dxwvvtbj_4.

The Project would result in an estimated net water demand of approximately 24.49 afy when fully occupied. The Project's increase in water demand would fall within the available and projected water supplies reported in the 2015 UWMP for the City for 2040 (675,700 afy) and would constitute less than 0.01 percent of the City's projected 2040 water supply. As there would be sufficient water supplies available to serve the Project, impacts regarding supply would be less than significant, and no mitigation measures are required.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Operation of the Project would result in a net wastewater generation of approximately 17,970 gpd. As discussed earlier, given the current capacity of the HTP, the HTP would have ample capacity to serve the Project's wastewater generation, which would account for a less than one percent increase in demand at the HTP. The Project would have a less than significant impact with respect on wastewater treatment capacity and no mitigation measures are required.

5.2.3.3 Cumulative Impacts

Water

All of the related projects would be subject to City review to assure that the existing public utility facilities would be adequate to meet the domestic and fire water demands of each project. Developers are required to improve facilities where appropriate and development cannot proceed without appropriate verification and approval by LADWP.

LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2040.

Additionally, under the provisions of Senate Bill 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 1 0912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of Senate Bill 610 tend to be larger projects that may or may not have been included within the growth projections of the 2015 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed.

Furthermore, through LADWP's 2015 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

Compliance of the Project and future development projects with regulatory requirements that promote water conservation such as the Los Angeles Municipal Code, including the City's Green

Building Code, as well as AB 32, would also assist in assuring that adequate water supply is available on a cumulative basis. The Project's contribution to cumulative impacts on water supply would not be cumulatively considerable and cumulative impacts regarding water supply would be less than significant.

Wastewater

Development of the Project in combination with the related projects and other projects within the service area of the HTP would generate additional wastewater that would be treated at HTP. As discussed above, the HTP has an existing treatment capacity of 450 mgd and an average dry weather flow of approximately 362 mgd, leaving approximately 88 mgd of treatment capacity available.^{8,9} The City has adopted an Integrated Resources Plan (IRP) that shows that the HTP will be able to accommodate growth within its service area to the year 2030.

As discussed previously, related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a SCAR to LA Sanitation as part of the related project's development review. Impact determination will be provided following the completion of the SCAR analysis for each project. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project's applicant and LA Sanitation to construct the necessary improvements.

The SCAR analysis (Appendix A) described above for the Project impacts is based on a methodology that takes into account, among other factors, research and tracing of sewer flow levels upstream and downstream of the Project's point of connection, and research of the project location area for other recently approved SCARs to evaluate the cumulative impact of all known SCARs on the sewer system. Per the SCAR conclusions, and given existing and anticipated future capacity at the wastewater treatment facilities, Project wastewater generation impacts regarding wastewater facilities would be less than significant and its contribution to cumulative impacts would not be cumulatively considerable, and cumulative impacts related to wastewater would be less than significant.

Stormwater

The related projects would potentially increase the volume of stormwater runoff. Pursuant to the City's LID Ordinance, however, related projects would be required to capture and manage the first three-quarters of an inch of runoff flow during storm events as defined in the City's LID BMPs, through one or more of the City's preferred LID improvements: on-site infiltration, capture and reuse, or biofiltration/biotreatment BMPs, to the maximum extent feasible.

Further, the related projects would be subject to the NPDES permit requirements for both construction and operation. Each project greater than one-acre in size would be required to develop a SWPPP and would be evaluated individually to determine appropriate BMPs and treatment

⁸ The HTP is an end-of-the-line plant, subject to diurnal and seasonal flow variation. It was designed to provide full secondary treatment for a maximum-month flow of 450 mgd, which corresponds to an average daily waste flow of 413 mgd, and peak wastewater flow of 850 mgd. (Information regarding peak flow is included in the IRP, Facilities Plan, Volume 1, Wastewater Management, July 2004; page 7-3.)

⁹ City of Los Angeles Bureau of Sanitation, Hyperion Water Reclamation Plant. Available at: https://www.lacitysan.org/san/faces/wcnaveExternalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=modqzbl8f_4&_afLoop=33199812189076655.

measures to avoid or minimize impacts to water quality. Smaller projects would be minor infill projects with drainage characteristics similar to existing conditions, with negligible impacts. In addition, the City of Los Angeles Department of Public Works reviews all construction projects on a case-by-case basis to ensure that sufficient local and regional drainage capacity is available.

APPENDIX A



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 76646

Fire Service Pressure Flow ReportSERVICE NUMBER **630979**For: **4649 MAUBERT AVE** Approved Date: **5-17-2019**Proposed Service **6 INCH** off of the**6** inch main in **MAUBERT AVE** on the **NORTH** side approximately**200** feet **EAST** of **EAST** of **VERMONT AVE** The System maximum pressure is**103** psi based on street curb elevation of **404** feet above sea level at this location.The distance from the DWP street main to the property line is **40** feet

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

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

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	80	1200	62		
250	79	1235	61		
365	78	1270	60		
455	77	1305	59		
530	76	1335	58		
600	75	1370	57		
660	74	1400	56		
720	73				
775	72				
825	71				
875	70				
920	69				
965	68				
1005	67				
1045	66				
1085	65				
1125	64				
1160	63				

Meter Assembly Capacities

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

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

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

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

Notes: Ok to sell combo with 6" DS

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

This SAR is valid for one year from 05-17-19. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **CENTRAL (213) 367-1216**

VIRGINIA WEI
Prepared by

VIRGINIA WEI
Approved by

148-198
Water Service Map

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation

The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation.

Job Address:	4629-4649 MAUBERT AVE	Sanitation Scar ID:	64-4619-0519
Date Submitted	04/16/2019	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Allan Lumidao, Brandow & Johnston, Inc.		
Address:	700 S FLOWER ST, #1800	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-496-4516	Fax:	
Email:	alumidao@bjsce.com	BPA No.	pending
S-Map:	469	Wye Map:	4698-5

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Maubert Ave	46916068	46916067	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	93	10,230
2	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	53	7,950
3	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	7	1,330

Proposed Total Flow (gpd): 19,510

Remarks Approved maximum capacity of 19,510 GPD (13.54 gpm).

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed: 05/09/2019 Expires On: 11/05/2019

Processed by: Albert Lew Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Ricardo Avendano on 05/09/2019	Submitted by: AVALYN KAMACHI Bureau of Engineering Central District Phone: 213-482-7030
--	--

Fees Collected	Yes	SCAR FEE (W:37 / QC:704) \$1,430.00
Date Collected	04/18/2019	SCAR Status: Completed

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

**BOARD OF PUBLIC WORKS
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GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

05/09/2019

ALLAN LUMIDAO, BRANDOW & JOHNSTON, INC.
700 S FLOWER ST, #1800
LOS ANGELES, CA, 90017

Dear Allan Lumidao, Brandow & Johnston, Inc.,

SEWER AVAILABILITY: 4629-4649 MAUBERT AVE

The Bureau of Sanitation has reviewed your request of 04/16/2019 for sewer availability at **4629-4649 MAUBERT AVE**. Based on their analysis, it has been determined on 05/09/2019 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Sincerely,

AVALYN KAMACHI
CIVIL ENGINEERING ASSOCIATE III
Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Appendix D

Tree Letter

TRANSMITTED VIA EMAIL

April 16, 2019

Mr. Joe Pink
Carmel Partners
429 Santa Monica Blvd., Suite 700
Santa Monica, CA 90401

**Re: Maubert Apartments, Los Angeles, CA
Protected Trees Relocation and Replacement**

Mr. Joe Pink,

This letter is to confirm that we have reviewed the existing plant material at the above referenced project (APN: 5542-014-023, 026, 031) and have found that there are no Protected Trees - as defined by Section 12.21.A.12 of the Los Angeles Municipal Code - within the site or in the adjacent right-of-way.

Kind regards,

Ian Morris, ASLA
Senior Principal, PLA #4988, California



Appendix E

Phase I Environmental Site Assessment

PARTNER

Engineering and Science, Inc.



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**4645 1/2, 4637 and 4629
Maubert Avenue**

Los Angeles, California 90027

Report Date: October 23, 2018
Partner Project No. 18-227987.1



Prepared for:

Carmel Partners

429 Santa Monica Boulevard, Suite 700
Santa Monica, California 90401

October 23, 2018

Andrew Settle
Carmel Partners
429 Santa Monica Boulevard, Suite 700
Santa Monica, California 90401

Subject: Phase I Environmental Site Assessment
4645 1/2, 4637 and 4629 Maubert Avenue
Los Angeles, California 90027
Partner Project No. 18-227987.1

Dear Mr. Settle:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500.

Sincerely,



Arcie Propster
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Carmel Partners for the property located at 4645 1/2, 4637 and 4629 Maubert Avenue in the City of Los Angeles, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Carmel Partners with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the north side of Maubert Avenue, east side of North Vermont Avenue within a mixed commercial and residential area of Los Angeles County. Please refer to the table below for further description of the subject property:

Subject Property Data

Addresses:	4645 1/2, 4637 and 4629 Maubert Avenue, Los Angeles, California
Additional Addresses:	4645, 4647, 4649, 4651 (Parcel A); 4639, 4641, 4643 (Parcel B); 4631, 4633, 4635 (Parcel C)
Property Use:	Multi-Family residential
Land Acreage (Ac):	0.78 Ac
Number of Buildings:	Five total: Two (Parcel A); One (Parcel B); Two (Parcel C)
Number of Floors:	Two (Building A); One (Building B); Two (Building C); Two (Building D); One (Building E)
Gross Building Area (SF):	3,468 SF (Building A); 1,494 SF (Building B); 3,468 SF (Building C); 3,628 SF (Building D); 420 SF (Building E)
Date of Construction:	1920 (Buildings A, C and D); 1975 (Building B); 1947 (Building E)
Assessor's Parcel Number (APN):	5542-014-023 (Parcel A); 5542-014-031 (Parcel B); 5542-014-026 (Parcel C)
Type of Construction:	Wood-frame
Current Tenants:	Apartments consisting of 14 residential units (total)
Site Assessment Performed By:	Francisco Gonzalez of Partner
Site Assessment Conducted On:	October 17, 2018

The subject property consists of three (3) two-story and two (2) one-story apartment buildings on three contiguous parcels. The buildings are currently occupied by multi-family apartment tenants for residential use. Onsite operations consist of general residential and maintenance activities. In addition to the current structures, the subject property is also improved with concrete walkways and driveway, associated landscaping and two parking garages.

According to available historical sources, the subject property was formerly undeveloped as early as 1894, and developed with the current structures in 1920 (Buildings A, C, and D), 1947 (Building E), and 1975 (Building B). The subject property has been occupied by residential tenants since 1920. The immediately surrounding properties consist of Chabad of Greater Los Feliz, HomeState, McConnel's Fine Ice Cream, Go Get Em Tiger, Kismet, Los Burritos to the north; Children's Hospital Los Angeles, Quiznos, and DRNK

Coffee + Tea to the south across Maubert Avenue; multi-family residential complex to the east; and Chase Bank and Wells Fargo Bank to the west.

According to the Regional Water Quality Control Board's (RWQCB) GeoTracker database for a site located 0.05-mile northwest of the subject property (1630 North Vermont Avenue), the depth and direction of groundwater in the vicinity of the subject property is inferred to be approximately between 14 and 32 feet below ground surface (bgs) and flow toward the south.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Overall, all suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 4645 1/2, 4637 and 4629 Maubert Avenue in the City of Los

Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose	1
1.2	Scope of Work	1
1.3	Limitations	2
1.4	User Reliance	2
1.5	Limiting Conditions	3
2.0	SITE DESCRIPTION	4
2.1	Site Location and Legal Description	4
2.2	Current Property Use	4
2.3	Current Use of Adjacent Properties	4
2.4	Physical Setting Sources	4
2.4.1	Topography	4
2.4.2	Hydrology	5
2.4.3	Geology/Soils	5
2.4.4	Flood Zone Information	5
3.0	HISTORICAL INFORMATION.....	6
3.1	Aerial Photograph Review	6
3.2	Fire Insurance Maps	9
3.3	City Directories	11
3.4	Historical Topographic Maps	14
4.0	REGULATORY RECORDS REVIEW	17
4.1	Regulatory Agencies	17
4.1.1	Los Angeles County Fire Department	17
4.1.2	Los Angeles City Fire Department	17
4.1.3	Air Pollution Control Agency	17
4.1.4	Regional Water Quality Agency	17
4.1.5	Department of Toxic Substances Control	18
4.1.6	Building Department	18
4.1.7	Planning Department	18
4.1.8	Oil & Gas Exploration	19
4.1.9	Assessor's Office	19
4.1.10	Los Angeles Sanitation District	19
4.2	Mapped Database Records Search	20
4.2.1	Regulatory Database Summary	20
4.2.2	Subject Property Listings	21
4.2.3	Adjacent Property Listings	21
4.2.4	Sites of Concern Listings	21
4.2.5	Orphan Listings	21
5.0	USER PROVIDED INFORMATION AND INTERVIEWS.....	22
5.1	Interviews	22
5.1.1	Interview with Owner	22
5.1.2	Interview with Report User	23
5.1.3	Interview with Key Site Manager	23
5.1.4	Interviews with Past Owners, Operators and Occupants	23

5.1.5	Interview with Others	23
5.2	User Provided Information	23
5.2.1	Title Records, Environmental Liens, and AULs.....	23
5.2.2	Specialized Knowledge.....	23
5.2.3	Actual Knowledge of the User.....	23
5.2.4	Valuation Reduction for Environmental Issues	23
5.2.5	Commonly Known or Reasonably Ascertainable Information	24
5.2.6	Previous Reports and Other Provided Documentation	24
6.0	SITE RECONNAISSANCE	25
6.1	General Site Characteristics.....	25
6.2	Potential Environmental Hazards.....	26
6.3	Non-ASTM Services.....	27
6.3.1	Asbestos-Containing Materials (ACMs)	27
6.3.2	Lead-Based Paint (LBP).....	27
6.3.3	Radon	28
6.3.4	Lead in Drinking Water.....	28
6.3.5	Mold.....	28
6.4	Adjacent Property Reconnaissance.....	29
7.0	FINDINGS AND CONCLUSIONS.....	30
8.0	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	32
9.0	REFERENCES.....	33

Figures

- Figure 1** Site Location Map
- Figure 2** Site Plan
- Figure 3** Topographic Map

Appendices

- Appendix A** Site Photographs
- Appendix B** Historical/Regulatory Documentation
- Appendix C** Regulatory Database Report
- Appendix D** Qualifications

1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 4645 1/2, 4637 and 4629 Maubert Avenue in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject

property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Carmel Partners engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Carmel Partners. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its

officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at <http://www.partneresi.com/terms-and-conditions.php>.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Information relative to deed restrictions and environmental liens and a title search from the Report User was not provided at the time of the assessment.
- Partner observed approximately 40% of all interior units and all common areas. Based on the size and nature of use of the unobserved units (residential), this limited method of survey is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 4645 1/2, 4637 and 4629 Maubert Avenue in Los Angeles, California is located on the north side of Maubert and the east side of North Vermont Avenue. According to the Los Angeles County Assessor, the subject property is legally described as "TRACT # 2646 E 20 FT OF LOT 24 AND W 35 FT OF LOT 25" (Parcel A), "TRACT NO 2646 E 40 FT OF LOT 25 AND W 15 FT MEASURED ON S LINE OF LOT 26" (Parcel B), and "TRACT # 2646 W 55 FT OF E 60 FT MEASURED ON S LINE OF LOT 26" (Parcel C).

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The buildings are currently occupied by multi-family apartment tenants for residential use. Onsite operations consist of general residential and maintenance activities. In addition to the current structures, the subject property is also improved with concrete walkways and driveway, associated landscaping and two parking garages.

The subject property is designated for residential development by the City of Los Angeles.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

- North:** Alley beyond which is Chabad of Greater Los Feliz, HomeState, MCCConnell's Fine Ice Cream, Go Get Em Tiger, and Los Burritos (4624-4640 Hollywood Boulevard)
- South:** Maubert Avenue beyond which is Quiznos and DRNK Coffee+ Tea (1528 North Vermont Avenue) and Children's Hospital Los Angeles (4654-4661 W. Sunset Blvd)
- East:** Multi-family residential (4621-4625 Maubert Avenue)
- West:** Wells Fargo Bank and Chase Bank (1534 and 1600 North Vermont Avenue)

The adjacent property to the south is identified as an EDR Hist Auto and CA UST site in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Hollywood, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 400 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping moderately toward the south. The subject property is not depicted with structures on the 2015 map.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the south. The nearest surface water in the vicinity of the subject property is the Silver Lake Reservoir located approximately 1.4 miles and east of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Los Angeles Department of Public Water and Power serves the subject property vicinity. The sources of public water for the City of Los Angeles are surface water from the Colorado River and Northern California.

According to the Regional Water Quality Control Board's (RWQCB) GeoTracker database for a site located 0.05-mile northwest of the subject property (1630 North Vermont Avenue), the depth and direction of groundwater in the vicinity of the subject property is inferred to be approximately between 14 and 32 feet below ground surface (bgs) and flow toward the south.

2.4.3 Geology/Soils

The subject property is located in the northern portion of the Central Block of the Los Angeles basin near its boundary with the Northeastern Block. The subject property lies southwest of a series of low-lying hills, which reflect a zone of east-west trending subsurface structures, and geomorphic features that are collectively known as the Elysian Park Fold and Thrust Belt. This structurally complex area results from the transition between the strike-slip tectonics of the Peninsular Ranges geomorphic province and the convergent tectonics of the Transverse Ranges Province.

The subject property is located near the western margin of Elysian Park anticline which is a major anticlinal structure that parallels the northwest-southeast trending Elysian Park and Highland Park Faults, which form a northward extension of the Whittier Fault zone. The Elysian Park anticline is truncated north of the Property where it encounters the roughly east-west trending Santa Monica-Hollywood-Raymond Hill Fault system, which extends along the south side of the Santa Monica and San Gabriel mountains, forming the southern boundary of the Transverse Range province.

The most recent published geologic map of the subject property vicinity indicates that southward dipping consolidated marine claystone-siltstone of the Pliocene age Fernando Formation lies directly beneath the subject property. This is underlain by several thousand feet of upper Miocene marine siltstone and sandstone of the Puente or Modelo Formation.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 060137C1345F, dated September 26, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

A copy of the reviewed flood map is not included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	Source	Description/Use
1984-1919	Topographic Maps, Sanborn Map	Undeveloped
1920-Present	Aerial Photographs, Building Records, City Directories, Topographic Maps, Sanborn Maps	Residential

The subject property has been occupied by residential tenants since 1920. No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on October 5, 2018. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date:	1923	Scale:	1"=500'
Subject Property:	Developed with three apparent multi-unit residential buildings and landscaping in northern portion.		
North:	Vacant land immediately adjoining the subject property; appears developed with residential buildings across an alleyway		
South:	Developed with six apparent residential buildings across Maubert Street		
East:	Developed with two residential buildings		
West:	Developed with one residential building		

Date:	1928	Scale:	1"=500'
Subject Property:	No significant changes visible.		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Date:	1938	Scale:	1"=500'
Subject Property:	No significant changes visible.		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Date:	1948	Scale:	1"=500'
Subject Property:	An additional building is visible on the northern portion		
North:	Developed with two buildings to the northwest; and three apparent residential buildings are visible across the alleyway		
South:	No significant changes visible		
East:	No significant changes visible		

Date: 1948 **Scale:** 1"=500'
West: No significant changes visible

Date: 1952 **Scale:** 1"=500'
Subject Property: No significant changes visible.
North: An additional building is visible to the northwest
South: No significant changes visible
East: No significant changes visible
West: No significant changes visible

Date: 1954 **Scale:** 1"=500'
Subject Property: No significant changes visible
North: Developed with three apparent commercial/industrial buildings. A commercial/industrial building and three residential buildings are visible across the alleyway
South: No significant changes visible
East: No significant changes visible
West: No significant changes visible

Date: 1964 **Scale:** 1"=500'
Subject Property: No significant changes visible.
North: No significant changes visible
South: Developed with five apparent residential buildings and one apparent commercial/industrial building across Maubert Street
East: No significant changes visible
West: No significant changes visible

Date: 1972 **Scale:** 1"=500'
Subject Property: Developed with three apparent multi-unit residential buildings and one apparent storage building in the northern area of the subject property. Two apparent multicar garages are visible behind the buildings in the central area
North: Developed with a parking lot to the northwest; three apparent commercial/industrial buildings are visible across the alleyway
South: No significant changes visible
East: No significant changes visible
West: Developed with a parking lot.

Date: 1977 **Scale:** 1"=500'
Subject Property: Developed with the current improvements
North: No significant changes visible
South: No significant changes visible
East: No significant changes visible
West: No significant changes visible

Date: 1981 **Scale:** 1"=500'
Subject Property: No significant changes visible.
North: Developed with one apparent commercial/industrial building and parking lot. Three apparent commercial/industrial buildings are visible across the alleyway

Date: 1981 **Scale:** 1"=500'

South: No significant changes visible
East: No significant changes visible
West: Developed with one apparent commercial/industrial building and parking lot

Date: 1989 **Scale:** 1"=500'

Subject Property: No significant changes visible.
North: No significant changes visible
South: Developed with three apparent residential buildings, a parking lot, and one commercial/industrial building
East: No significant changes visible
West: No significant changes visible

Date: 1994 **Scale:** 1"=500'

Subject Property: No significant changes visible.
North: No significant changes visible
South: Developed with two apparent commercial/industrial buildings and landscaping
East: No significant changes visible
West: No significant changes visible

Date: 2002 **Scale:** 1"=500'

Subject Property: No significant changes visible.
North: No significant changes visible
South: Developed with one apparent commercial/industrial building and landscaping
East: No significant changes visible
West: No significant changes visible

Date: 2005 **Scale:** 1"=500'

Subject Property: No significant changes visible.
North: No significant changes visible
South: No significant changes visible
East: No significant changes visible
West: No significant changes visible

Date: 2009 **Scale:** 1"=500'

Subject Property: No significant changes visible.
North: No significant changes visible
South: No significant changes visible
East: No significant changes visible
West: No significant changes visible

Date: 2012 **Scale:** 1"=500'

Subject Property: No significant changes visible.
North: No significant changes visible
South: No significant changes visible
East: No significant changes visible
West: No significant changes visible

Date: 2016

Scale: 1"=500'

Subject Property: No significant changes visible.
North: No significant changes visible
South: No significant changes visible
East: No significant changes visible
West: No significant changes visible

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from Environmental Data Resources (EDR) on October 15, 2018. The following observations were noted to be depicted on the subject property and adjacent properties during the fire insurance map review:

Date: 1919

Subject Property: Undeveloped
North: Undeveloped lots to the northwest and north. The lot to the northeast is depicted with a two-story apartment building and car garage across an alleyway (addressed as 4628–4634 Hollywood Blvd)
South: Undeveloped across Maubert Avenue
East: Undeveloped
West: Depicted with a two-story apartment building and two car garages (addressed as 1550–1556 North Vermont to the northwest. The remaining lots are depicted as undeveloped

Date: 1950

Subject Property: Depicted with three separate two story multi-unit residential buildings with two separate car garages (addressed as 4629-4651 Maubert Avenue). The eastern garage building has a one-story attached unit in the rear. The western half of the garage on the west portion is shared with the west adjacent property. A plumbing materials storage yard is depicted on the northern portion of the property.
North: Depicted as developed with a large building labeled "Cosmetics Packaging and Warehouse" (addressed as 1560 North Vermont). A two-story residential building and two car garages are depicted across the alleyway (addressed as 4628 – 4634 Hollywood Blvd).
South: Depicted as developed with five separate two-story residential buildings with three separate car garages across Maubert Avenue (addressed as 4622-4660 Maubert Avenue).
East: Depicted with two separate two-story multi-unit residential buildings with a separate car garage.
West: Depicted with two separate two story multi-unit residential buildings with a separate car garage building that is shared with the subject property. A one-story dwelling (addressed 465 ½) is depicted in the rear area of the garage.

Date: 1955

Subject Property: No significant changes depicted
North: Depicted as developed with a large building labeled "Cosmetics Packaging and Warehouse" (addressed as 1560 North Vermont). Commercial buildings are depicted across the alleyway (addressed as 4628 – 4634 Hollywood Blvd).

Date: 1955

South: Depicted as developed with five separate two-story residential buildings with three separate car garages across Maubert Avenue (addressed as 4622-4660 Maubert Avenue).

East: No significant changes depicted

West: No significant changes depicted

Date: 1957

Subject Property: No significant changes depicted

North: Depicted as a general storage (addressed as 1560 North Vermont) to the northwest. A two-story residential building and separate car garage (addressed as 4628 – 4634 Hollywood Blvd) are visible beyond the alleyway. Also depicted across the alley way are two one-story buildings labeled as stores (addressed as 4638-4642 Hollywood Blvd).

South: Depicted as developed with five separate two-story residential buildings with three separate car garages across Maubert Avenue (addressed as 4622-4660 Maubert Avenue). Also depicted is a private basement garage in construction (addressed as 4650 Sunset Boulevard).

East: No significant changes depicted

West: No significant changes depicted

Date: 1960

Subject Property: No significant changes depicted

North: No significant changes depicted

South: Depicted as developed with five separate two-story residential buildings with three separate car garages across Maubert Avenue (addressed as 4622-4660 Maubert Avenue). Also depicted is a private basement garage (addressed as 4650 Sunset Boulevard).

East: No significant changes depicted

West: No significant changes depicted

Date: 1961

Subject Property: No significant changes depicted

North: No significant changes depicted

South: No significant changes depicted

East: No significant changes depicted

West: No significant changes depicted

Date: 1962

Subject Property: No significant changes depicted

North: No significant changes depicted

South: No significant changes depicted

East: No significant changes depicted

West: No significant changes depicted

Date: 1966

Subject Property: No significant changes depicted

Date: 1966	
North:	No significant changes depicted
South:	No significant changes depicted
East:	No significant changes depicted
West:	No significant changes depicted

Date: 1968	
Subject Property:	No significant changes depicted
North:	No significant changes depicted
South:	No significant changes depicted
East:	No significant changes depicted
West:	No significant changes depicted

Date: 1969	
Subject Property:	No significant changes depicted
North:	Depicted is an empty lot to the northwest A two-story residential building and separate car garage (addressed as 4628–4634 Hollywood Blvd) are depicted across the alleyway. Also depicted across the alley way are two one-story buildings labeled as stores (addressed as 4638-4642 Hollywood Blvd).
South:	No significant changes depicted
East:	No significant changes depicted
West:	Depicted as an empty lot and auto parking (addressed as 1550 North Vermont Avenue)

Date: 1970	
Subject Property:	No significant changes depicted
North:	No significant changes depicted
South:	No significant changes depicted
East:	No significant changes depicted
West:	No significant changes depicted

Copies of reviewed Sanborn Maps are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Data Resources (EDR) on October 19, 2018 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 4629, 4631, 4633, 4635, 4637, 4639, 4641, 4643, and 4645 ½ Maubert Avenue (Subject Property)	
Year(s)	Occupant Listed
1924	Toomey Chas L slsnmn Burke Cigar Co r (4629 Maubert Avenue); Crabee Gwin eng So Cal Gas Co (4645 Maubert Avenue); Jones cond (4635 Maubert Avenue); Hohmann (4641 Maubert Avenue); Gonzales Grace (4643 Maubert Avenue); Guth Robt messgr (4647 Maubert Avenue); Throop Lynn Maud pres Santa Clara Oil Development Co (4649 Maubert Avenue); Graham E Cheste clk (4651 Maubert Avenue)
1929	Amial Kath, Amial Juliette fur fnshr, and Coleman Bruce G actor (4629 Maubert Avenue); Dunn Frances nurse, Freeman hascle L Marian slsmn, Lamber Nellie, Macy Sarah H nurse (4645 Maubert Avenue); Harbitz Sophia Beauty opr (4633 Maubert Avenue); Jones Orestes

City Directory Search for 4629, 4631, 4633, 4635, 4637, 4639, 4641, 4643, and 4645 ½ Maubert Avenue (Subject Property)

Year(s)	Occupant Listed
	Eliz cond (4635 Maubert Avenue); Van Dignstree Carl R Esther supt Sta (4639 Maubert Avenue); Viebrock John Lydia pharm McCulloch Drug (4641 Maubert Avenue); Throop Lynn Maud pres Santa Clara Oil Development Co (4649 Maubert Avenue); Graham Chester pharm owl Drg Co (4651 Maubert Avenue)
1933	Vauchelet Peul Clk (4629 Maubert Avenue); Saunders Wm A Elsie slsmn (4637 Maubert Avenue); Lewis Clyde Myrtle electn (4645 Maubert Avenue); Beck Bertha (4633 Maubert Avenue); Jones Orestes R Eliz (4635 Maubert Avenue); Grayson Leona sten (4647 Maubert Avenue); Deitrich Grover (4651 Maubert Avenue)
1937	Abbot Grace wid WA and Stinchfield Fannie (4629 Maubert Avenue); Lazarevich Nicholas L Mary Economy Plmbg Co (4637 Maubert Avenue); Lolar Mildred waiter (4645 Maubert Avenue); Beck Peail and Shott Mable (4633 Maubert Avenue); Jones Herman slsmn and Jones orestes (4635 Maubert Avenue); MacKenzie Bertha Mrs smstrs (4639 Maubert Avenue); Lewis Marion (4641 Maubert Avenue); Dougals Geo Adas (4643 Maubert Avenue); Hutchinson Jane (4645 Maubert Avenue); Throop Lynn Maud pres Santa Clara Oil Development Co (4649 Maubert Avenue); Brill Meyer Celia clo rentals (4651 Maubert Avenue)
1942	Pacino Geo Rose barber (4637 Maubert Avenue); Moffet Jacqueline slswn (4645 Maubert Avenue); Boeck Pearl S wid (4633 Maubert Avenue); Ansara Geo N Syria carp (4635 Maubert Avenue); Swift Danl B Ruth barber (4639 Maubert Avenue); Olsen Anna E (4641 Maubert Avenue); Glassman Jos Helen (4643 Maubert Avenue); Jones Orestes Eliz (4647 Maubert Avenue); Smith Cabe restr (4649 Maubert Avenue); Coontz Donald mech (4651 Maubert Avenue)
1951	Maubrt Av Pacino Geo r (4637 Maubert Avenue); Maubrt Av Snelson A B (4645 Maubert Avenue); Maubert Av Swift Danl (4631 Maubert Avenue); Maubert Av Boeck Pearl (4633 Maubert Avenue); Maubrt Av Ansara Geo (4635 Maubert Avenue); Maubert Ronnie Ethel Mary (4639 Maubert Avenue); Maubert Ward Virginia Mrs (4641 Maubert Avenue); Maubrt Av Glassman (4643 Maubert Avenue); Maubrt Av Haass Robt (4651 Maubert Avenue);
1958	Pacino Geo (4637 Maubert Avenue); Swift Danl (4631 Maubert Avenue); Ansara Geo (4635 Maubert Avenue); Ronnie Ethel Mary (4639 Maubert Avenue)
1976	Ali J Mrs (4637 Maubert Avenue); Gaberman Edw (4631 Maubert Avenue); Quigley Clifford (4633 Maubert Avenue); Lambert Michael (4635 Maubert Avenue); Messineo Carmela (4647 Maubert Avenue)
1981	Ali J Mrs (4637 Maubert Avenue); Gaberman Edw (4631 Maubert Avenue); Quigley Clifford (4633 Maubert Avenue); Messineo Carmela (4647 Maubert Avenue)
1986	Garoian Kevork (4629 Maubert Avenue); Ali J Mrs (4637 Maubert Avenue); Gaberman Edw (4631 Maubert Avenue); Martinez Roberto (4633 Maubert Avenue); Messineo Carmela (4643 Maubert Avenue)
1990	Garoian Kevork (4629 Maubert Avenue); Dovaltyan Serkis (4645 Maubert Avenue); Gaberman Edw (4631 Maubert Avenue); Martinez Roberto (4633 Maubert Avenue); Messineo Carmela (4643 Maubert Avenue)
2000	Garoian Kevork (4629 Maubert Avenue); Kwan Ta (4637 Maubert Avenue) Belasyan Yervand (4631 Maubert Avenue); Keleshyan Akop (4633 Maubert Avenue); Aloyan Venera (4635 Maubert Avenue); Batramyan Aykui (4639 Maubert Avenue); Malloy A P (4641 Maubert Avenue)
2006	Belasyan Yervand (4631 Maubert Avenue); Keleshyan Akop (4633 Maubert Avenue); Batramyan Ayi (4639 Maubert Avenue); Malloy A P (4641 Maubert Avenue)

City Directory Search for 4629, 4631, 4633, 4635, 4637, 4639, 4641, 4643, and 4645 ½ Maubert Avenue (Subject Property)

Year(s)	Occupant Listed
2010	Temple Medical Supply (4649 Maubert Avenue); Mihran Albaryan (4651 Maubert Avenue)
2014	Temple Medical Supply (4649 Maubert Avenue);

According to the city directory review, the subject property has been occupied by multi-family residential tenants

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1924	Whitefield Axel O antiques (4624 Hollywood Boulevard); Casteig Albt, Ream Geo E dept mgr Kerchhoff Cuzner Mill & Lmbr Co (4626 Hollywood Boulevard); Hiles Susa and Leonard Frank antiques (4628 Hollywood Boulevard); Cletro John (4621 Maubert Avenue); Alen Nellie (4623 Maubert Avenue); Bullis Walter Paramount Law (4625 Maubert Avenue); Haraszthy Natalla actor (4627 Maubert Avenue); Anderson Werner auto opr (4654 Mubaert Avenue)
1929	Leonard Frank W antiques (4624 Hollywood Boulevard); Casteig Albrt Anna grindig, Moore Ellsworth clk, Mureal Real Mrs. Actors, and Redd Laura mrs fctywkr (4626 Hollywood Boulevard); Storey Thurston, Hewson Harry slsmn, and Conway Elsie wid (4628 Hollywood Boulevard); Bedilion Dean Beulah (4621 Maubert Avenue); Bedilion Beulah (4623 Maubert Avenue); MC Call Jos Grace (4627 Maubert Avenue); Theess Henry Marie in decorator (4654 Maubert Avenue)
1933	Sales Service Corp Ltd H T Phillips Pres mfrs agts (4624 Hollywood Boulevard); Casteig Albt locksmith (4626 Hollywood Boulevard); Williams John Grace artist (4628 Hollywood Boulevard); Cushing Jane confy (1540 North Vermont Avenue)
1937	Casteig Albt Anna Cutlery (4624 Hollywood Boulevard); Coules Edith M artist Witzel photographer, Hice Ernie, Redd Laura (4626 Hollywood Boulevard); Kinght Marion and Forbes Elliot Daisy auto mech (4628 Hollywood Boulevard); Neal Bernice (4621 Maubert Avenue); De Fraties Eunic (4625 Maubert Avenue); Buchhein Evelyn (4654 Maubert Avenue)
1942	Casteig Albt Anna Cutlery (4624 Hollywood Boulevard); Lange Mildred, Hollywwd Fantasy Lighting Co, and Hollywood Teuber Max Fantasy Lighting (4626 Hollywood Boulevard); Erickson John Eva and Anderson Lillian (4628 Hollywood Boulevard); Northern Chas Thelma mech (4621 Maubert Avenue); Croft Jerry (4621 Maubert Avenue); Morgan Jack (4625 Maubert Avenue); Ardrey Jas auto wkr (4654 Maubert Avenue)
1951	Hollywd LA Cutlery & Grinding (4624 Hollywood Boulevard); Arnold Dorothy (4626 Hollywood Boulevard); Hollywd Bl Brown Jas Lipscomb Hahn & Brown accts, Hollywd Champion Elec Products (4628 Hollywood Boulevard); Maubrt Av Pasamenter Jack (4621 Maubert Avenue); Maubert Av Dodsworth Lucille (4625 Maubert Avenue); Maubrt Av Isom May (4627 Maubert Avenue); Maubrt Av Massa Amedio (4654 Maubert Avenue)
1958	Daily Racing Form, Genl ofc, and Circulation dept (1540 North Vermont Avenue)
1967	Daily Racing Form, Genl ofc, and Circulation dept (1540 North Vermont Avenue)
1976	Yanaga (4621 Maubert Avenue); Moran Michael (4625 Maubert Avenue)
1981	Ford Driving School and Los Angeles Driving School (4624 Hollywood Boulevard); Quest Book Shop (4628 Hollywood Boulevard)
1986	Clean Help Domestic Agency and Ford Driving School (4624 Hollywood Boulevard); LA Driving School and Spartan West (4626 Hollywood Boulevard); Sariego Irving (4625 Maubert Avenue); Lambert Michael (4627 Maubert Avenue); Kazanchyan Simon (4654 Maubert Avenue)
1990	Ford Driving School (4624 Hollywood Boulevard); LA Driving & Traffic School (4626

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
	Hollywood Boulevard); Immediate Aid for Aids (4628 Hollywood Boulevard); Sariego Irving (4625 Maubert Avenue)
1991	Ford Traffic School Hollywood Vermont (4624 Hollywood Boulevard); LA Driving School (4626 Hollywood Boulevard)
2000	Avison Stan;ey and Allied Driving Sc (4624 Hollywood Boulevard); Spartan West Inc (4626 Hollywood Boulevard); La Driving & Trffc Sc (4628 Hollywood Boulevard); Chen John (4621 Maubert Avenue); Link Louis (4627 Maubert Avenue); Kesis Arus (4654 Maubert Avenue)
2006	Escuelade, School, Allied Driving, Manejoaliados (4624 Hollywood Boulevard); Eich Richard (4626 Hollywood Boulevard); LA Driving and Traffic School (4628 Hollywood Boulevard); Chen Ke (4621 Maubert Avenue); Wells Fargo Bank (1534 North Vermont Avenue)
2010	Farm Haus (4626 Hollywood Boulevard); Covell (4628 Hollywood Boulevard); Wells Fargo Bank (1534 North Vermont Avenue); JP Morgan Chase Bank (1600 North Vermont Avenue)
2014	Covell (4628 Hollywood Boulevard); Wells Fargo Bank (1534 North Vermont Avenue); JP Morgan Chase Bank (1600 North Vermont Avenue)

According to the city directory review, the adjacent properties have been occupied by numerous commercial and multi-family residents. Potential environmental concerns associated with adjacent property operations are discussed in Section 4.2.3.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from Environmental Data Resources (EDR) on October 19, 2018. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1894

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Developed with a building.

Date: 1896

Subject Property:	No significant changes depicted
North:	No significant changes depicted
South:	No significant changes depicted
East:	No significant changes depicted
West:	No significant changes depicted

Date: 1898

Subject Property:	No significant changes depicted
North:	No significant changes depicted
South:	No significant changes depicted
East:	No significant changes depicted
West:	No significant changes depicted

Date: 1900

Subject Property: No significant changes depicted
North: No significant changes depicted
South: No significant changes depicted
East: No significant changes depicted
West: No significant changes depicted

Date: 1902

Subject Property: No significant changes depicted
North: No significant changes depicted
South: No significant changes depicted
East: No significant changes depicted
West: No significant changes depicted

Date: 1920

Subject Property: Undeveloped
North: Depicted with a building
South: Undeveloped across Maubert Avenue
East: Depicted with two buildings
West: Depicted with one building

Date: 1921

Subject Property: No significant changes depicted
North: No significant changes depicted
South: No significant changes depicted
East: No significant changes depicted
West: No significant changes depicted

Date: 1928

Subject Property: Depicted with a building on southern portion
North: No significant changes depicted
South: Depicted with two buildings across Maubert Avenue
East: Depicted with three buildings
West: Depicted with three buildings

Date: 1953

Subject Property: Shaded pink to represent urban development; no features are depicted on the subject property
North: Shaded pink to represent urban development
South: Shaded pink to represent urban development; Columbia Studios is shown across Maubert Avenue
East: Shaded pink to represent urban development
West: Shaded pink to represent urban development

Date: 1966

Subject Property: No significant changes depicted
North: No significant changes depicted

Date: 1966

South: Columbia Studios is no longer depicted across Maubert Avenue

East: No significant changes depicted

West: No significant changes depicted

Date: 1972

Subject Property: No significant changes depicted

North: No significant changes depicted

South: No significant changes depicted

East: No significant changes depicted

West: No significant changes depicted

Date: 1981

Subject Property: No significant changes depicted

North: No significant changes depicted

South: No significant changes depicted

East: No significant changes depicted

West: No significant changes depicted

Date: 1991

Subject Property: No significant changes depicted

North: No significant changes depicted

South: No significant changes depicted

East: No significant changes depicted

West: No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Los Angeles County Fire Department

Regulatory Agency Data

Name of Agency:	Los Angeles County Fire Department, Health and Hazardous Materials Division (HHMD)
Point of Contact:	https://www.fire.lacounty.gov/hhmd/
Agency Address:	1320 North Eastern Avenue, Los Angeles CA 90063
Agency Phone Number:	(323) 881-2411
Date of Contact:	October 8, 2018
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the LAHHMD.

4.1.2 Los Angeles City Fire Department

Regulatory Agency Data

Name of Agency:	Los Angeles Fire Department (LAFD) Hazardous Materials (HazMat) and LAFD Underground Tank Unit (UGT)
Point of Contact:	LAFD CUPA
Agency Address:	200 North Main Street, 17 th Floor, Los Angeles, California 90012
Agency Phone Number:	(213) 978-3700
Date of Contact:	October 8, 2018
Method of Communication:	http://www.lafd.org/public-records
Summary of Communication:	No records regarding hazardous substance use, storage, or releases, or the presence of USTs were on file with the Underground Tank or Hazardous Materials units (as confirmed by searching addresses on their on-line spreadsheets for active and inactive USTs and hazardous materials use).

4.1.3 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	Air Quality Management District (AQMD)
Source:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Agency Phone Number:	(909) 396-2000
Date of Contact:	October 8, 2018
Method of Communication:	Online Facility Information Detail (FINDS) database
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	http://geotracker.waterboards.ca.gov/default.asp

Regulatory Agency Data

Agency Address: 320 W 4th St #200, Los Angeles, California
Agency Phone Number: (916) 341-5791
Date of Contact: October 8, 2018
Method of Communication: Online
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency: California Department of Toxic Substances Control (DTSC)
Point of Contact: <http://www.envirostor.dtsc.ca.gov/public/>
http://hwts.dtsc.ca.gov/report_search.cfm?id=5
Agency Address: 1001 I Street, Sacramento, California
Agency Phone Number: (800) 728-6942
Date of Contact: October 8, 2018
Method of Communication: Online
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the Envirostor and Hazardous Waste Tracking System databases.

4.1.6 Building Department

Regulatory Agency Data

Name of Agency: City of Los Angeles Building and Safety Department
Point of Contact: <http://ladbsdoc.lacity.org/idispublic/>
Agency Address: 201 North Figueroa Street, Los Angeles, CA 90012
Agency Phone Number: (213) 482-0000
Date of Contact: October 8, 2018
Method of Communication: Online
Summary of Communication: Records were available for review, as further discussed in the following table.

Building Records Reviewed for 4645 1/2, 4637 and 4629 Maubert Avenue (Subject Property)

Year(s)	Owner/Applicant	Description
1920	Wright and Hogan	New Building Permit
1946	Unknown	Affidavit
1947	George Anmera	Certificate of Occupancy
1987	Unknown	Electrical Permit
1990	Tony Kwan	Building Permit for Alteration
1992	Lazzarvich, Richard	Order to Comply Commercial for zoning violation
2002	Garioian Kevork	Application for Building Permit
2002	Kwan Ta	Building Permit to re-roof

4.1.7 Planning Department

Regulatory Agency Data

Regulatory Agency Data

Name of Agency: Los Angeles Department of City Planning (LAPD)
Point of Contact: <http://zimas.lacity.org/>
Agency Address: 3031 Los Angeles Boulevard, Los Angeles 90503
Agency Phone Number: (310) 618-5990
Date of Contact: October 8, 2018
Method of Communication: Online
Summary of Communication: According to records reviewed, the subject property is zoned R4-1 for multiple dwelling development by the City of Los Angeles.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency: California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact: <http://maps.conservation.ca.gov/doggr/#close>
Agency Address: 801 K Street, MS 24-01, Sacramento, California
Agency Phone Number: (916) 322-1080
Date of Contact: October 8, 2018
Method of Communication: Online
Summary of Communication: According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data

Name of Agency: Los Angeles County Assessor (LACA)
Point of Contact: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>
Agency Address: 500 West Temple Street Room 225, Los Angeles 90012
Agency Phone Number: (888) 807-2111
Date of Contact: October 8, 2018
Method of Communication: Online
Summary of Communication: According to records reviewed, the subject property is identified by three assessor parcel numbers (APNs). Parcel A is defined as 5542-014-023, parcel B is defined as 5542-014-031, and parcel C is defined as 5542-014-026. Parcel A consists of buildings A and B, parcel B consists of building C, and parcel C consists of buildings D and E. Building A was constructed in 1920 and occupies 3,468 SF, building B was constructed in 1975 and occupies 1,494 SF, building C was constructed in 1920 and occupies 3,468 SF, building D was constructed in 1920 and occupies 3,628 SF, and building E was constructed in 1947 and occupies 420 SF.

4.1.10 Los Angeles Sanitation District

Regulatory Agency Data

Name of Agency: Bureau of Sanitation, City of Los Angeles
Point of Contact: Mia Kang
Agency Address: 200 N Spring St, Los Angeles, CA 90012
Agency Phone Number: (323) 342-6111
Date of Contact: July 13, 2018

Regulatory Agency Data

Method of Communication: Faxed Request

Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the LA Sanitation District.

A copy of pertinent documents is included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	N	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	Y	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	Y	N
EDR US Hist Cleaners	Varies	N	N	N

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjacent Property Listings

The adjacent property to the south is identified as EDR Hist Auto and CA UST site in the regulatory database report, as discussed below:

- Pratte Garland at 4661 South Sunset Blvd, is located adjacent to the south and situated hydrologically down-gradient of the subject property. According to EDR, this facility operated as a gasoline station in 1942. No releases are reported. Based on the inferred direction of groundwater and lack of a documented release, this site is not expected to represent a significant environmental concern.
- Children's Hospital Los Angeles at 4661 South Sunset Blvd, is located adjacent to the south and situated hydrologically down-gradient of the subject property. The site is permitted by the Los Angeles City Fire Department for a UST, with the facility ID 035119. No information pertaining to the tank(s) is provided. No releases are reported. Based on inferred direction of groundwater and lack of a documented release, this site is not expected to represent a significant environmental concern.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

- Shell/Tesoro (Former Arco #5025) at 1630 N. Vermont Avenue, is located approximately 499 feet northwest and situated hydrologically cross-gradient of the subject property. This site is listed as a LUST case for a gasoline release that has impacted an aquifer used for drinking water. As of June 2017, the status of this case is listed as OPEN – Verification Monitoring. Semi-annual groundwater monitoring reports have been submitted to the lead agency, Los Angeles RWQCB. Based on inferred direction of groundwater and continual monitoring with regulatory oversight, this site is not expected to represent a significant environmental concern.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Carmel Partners (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire		X		
Title Records, Environmental Liens, and AULs		X		
Specialized Knowledge		X		
Actual Knowledge		X		
Valuation Reduction for Environmental Issues		X		
Identification of Key Site Manager	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports		X		
Other		X		

5.1 Interviews

5.1.1 Interview with Owner

Mr. Tony Kwan, subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum

products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Mr. Kwan and Ms. Garoian, key site managers, indicated that they had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Francisco Gonzalez
Site Assessment Conducted On: October 17, 2018

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 4645 1/2, 4637 and 4629 Maubert Avenue (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Tony Kwak and Faye Garoian	Key Site Manager	Not Obtained	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property.

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters. The city of Los Angeles, removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Los Angeles services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from roofs and paved areas drain to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Los Angeles Department of Water and Power. The mechanical system is comprised of wall-mounted electric HVAC units. Hot water is provided by natural gas boiler units.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

Three 55-gallon drums (contents unknown) were observed within the fenced area on the northeast portion of the subject property. The drums were not labeled and property management did not have information pertaining to the use of the drums and contents within. Based on the nature of residential occupancy, the presence of the drums is not expected to represent a significant environmental concern.

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in 1920 (Buildings A, B and D), 1975 (Building B) and 1947 (Building E). Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs			
Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Spray-Applied Acoustical Material	Throughout Building Interior	Yes	Good
Stucco	Throughout Building Exterior	No	Good

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g or 0.5% by weight) or more of

lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property buildings (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the LADPW serves the subject property vicinity. According to a representative of the LADPW, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Los Angeles are surface water from Northern California and the Colorado River. According to the City of Los Angeles and the 2017 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high

humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

6.4.1 PCBs

One pole-mounted transformer was observed on the adjacent properties. No staining or leakage was observed in the vicinity of the transformer. Based on these observations, the presence of adjacent transformer is not expected to represent a significant environmental concern.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Overall, all suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 4645 1/2, 4637 and 4629 Maubert Avenue in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 4645 1/2, 4637 and 4629 Maubert Avenue in the City of Los Angeles, Los Angeles County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Francisco Gonzalez
Environmental Scientist

Reviewed By:



Lyly Churchill, MA
Senior Author

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources (EDR), Radius Report, October 2018

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, October 2018

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, October 2018

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, October 2018

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, October 2018

United States Geological Survey, accessed via the Internet, October 2018

United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, October 2018

FIGURES

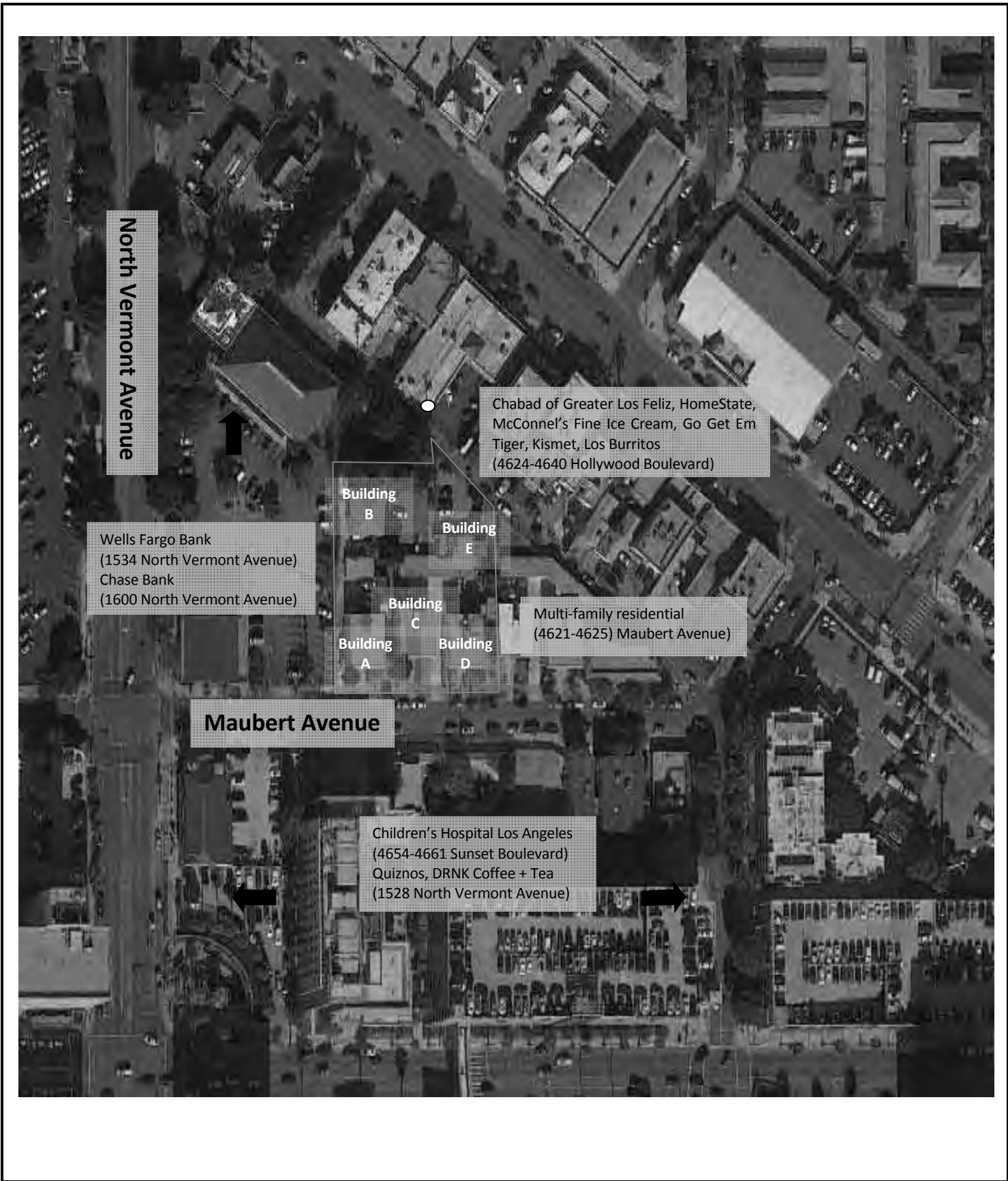
- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 18-227987.1



GROUNDWATER FLOW

↓

KEY:
Subject Property: [hatched box]
Transformer: ○

FIGURE 2: SITE PLAN
Project No. 227987.1



USGS 7.5 Minute *Hollywood, California* Quadrangle
 Created: 2015

KEY:
 Subject Property

FIGURE 3: TOPOGRAPHIC MAP
 Project No. 18-227987.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS



1. View of the south side of the subject property (building A), looking north.



2. View of the north and west side of the subject property (building A), looking southeast.



3. View of the east side of the subject property (building A), looking northwest.



4. View of the south and west side of the subject property (building B), looking northeast.



5. View of the south and east side of the subject property (building C), looking northwest.



6. View of the north and east side of the subject property (building C), looking southwest.



7. View of the north and west side of the subject property (building D), looking southeast.



8. View of the north and west side of the subject property (building D), looking northeast.



9. View of the north side of the subject property (building E), looking south.



10. Additional view of a typical bedroom, in building A.



11. View of a typical storage room, in building A.



12. View of a typical boiler, in building A.



13. View of a typical kitchen, in building A.



14. View of typical living room, in building A.



15. View of a typical restroom, in building A.



16. View of a garage, between building A and building B.



17. View of a garage and parking, between building E and buildings C and D.



18. View outside storage area, northeast of building D.



19. View of drums with unknown contents, on the northeast side of building D.



20. View transformer, on the north adjacent property.



21. View of east adjacent property.



22. View of north adjacent property.



23. View of southwest adjacent property.



24. View of west adjacent property.



25. Additional view of west adjacent.



26. Additional view of south adjacent.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION



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APPENDIX B: AERIAL PHOTOGRAPHS

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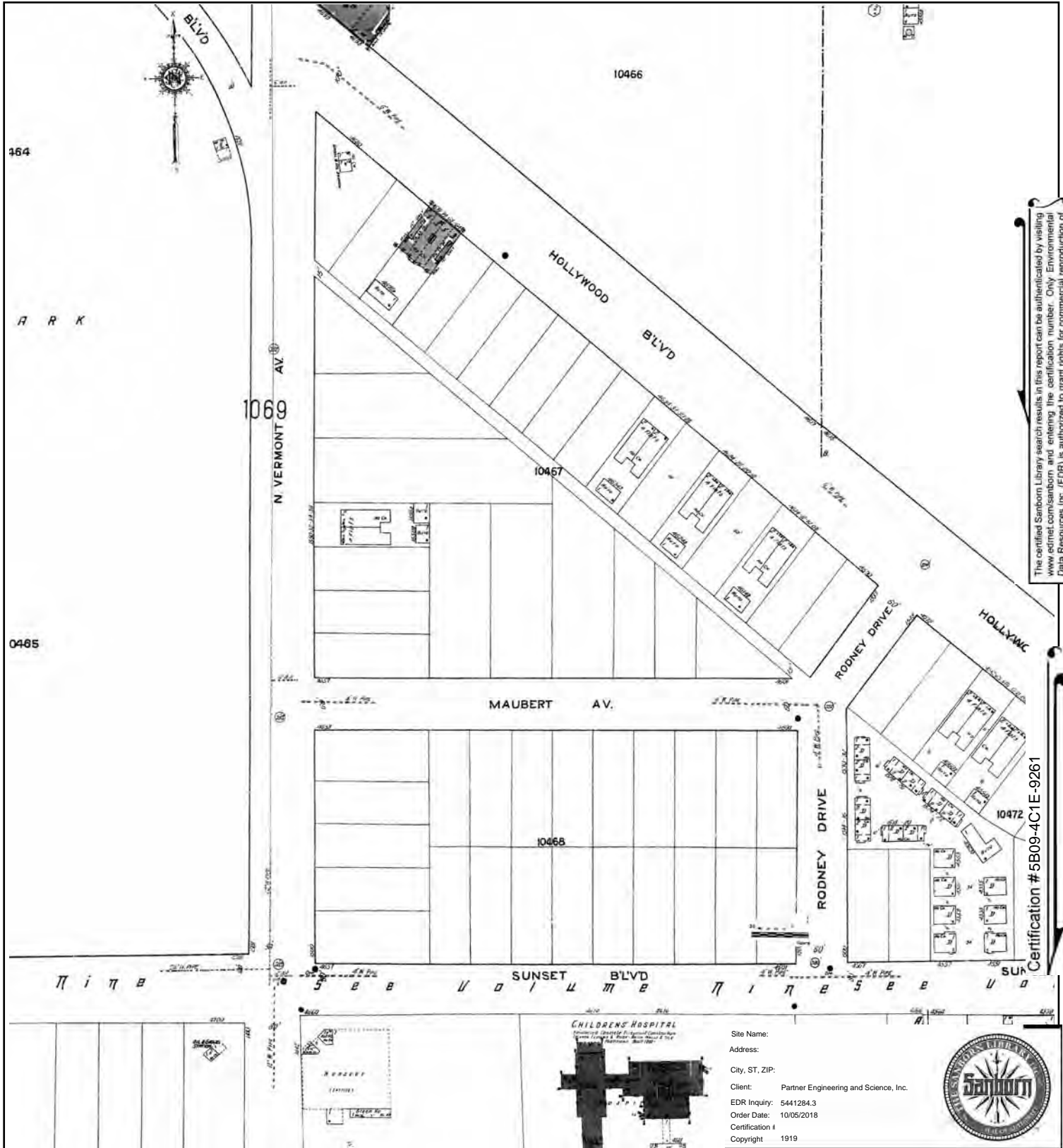
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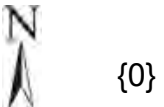
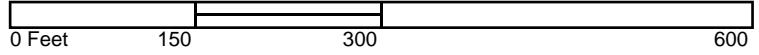
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 1000 North Dearborn Street
 Chicago, Illinois 60610

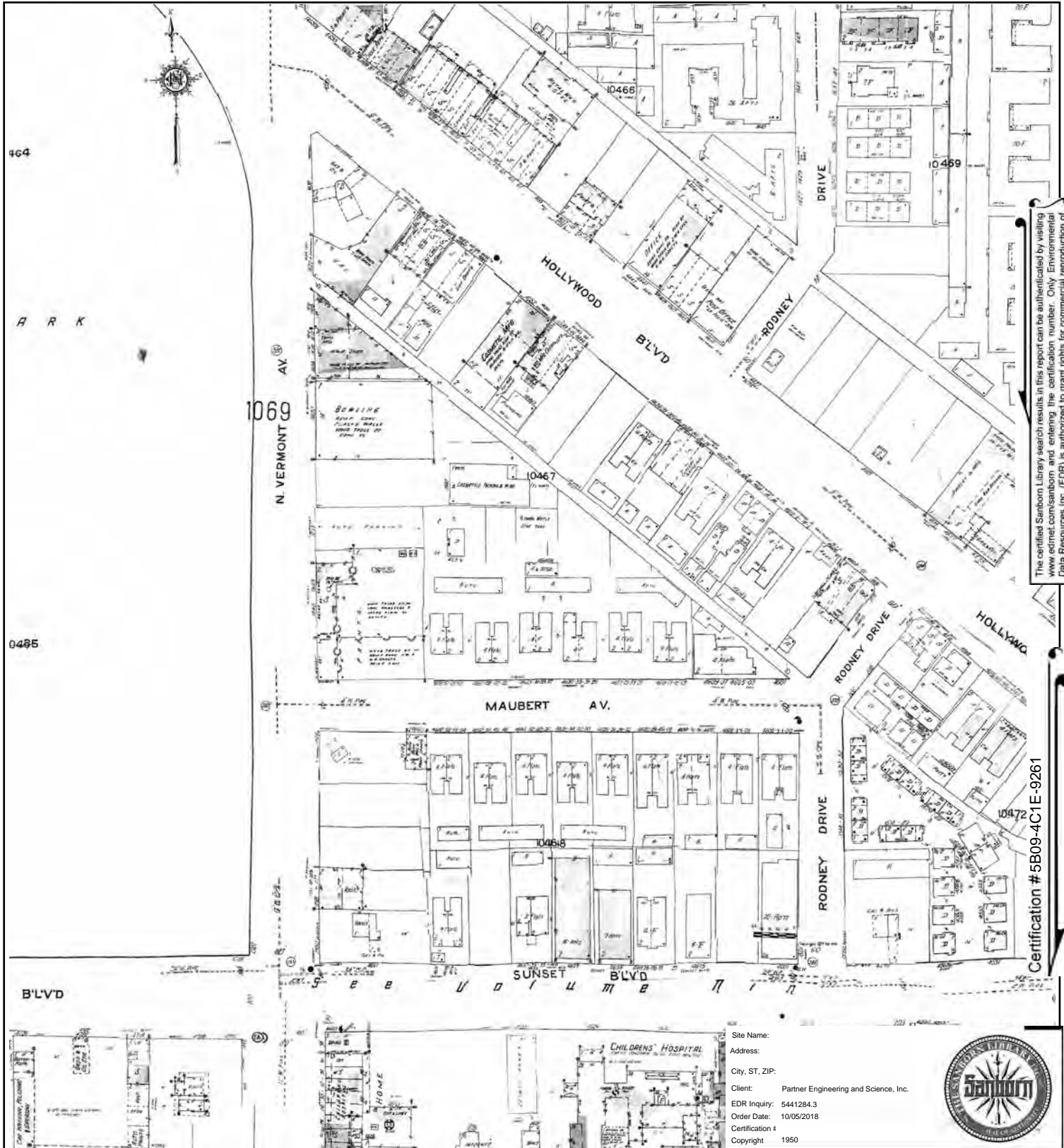
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Volume 10, Sheet 1070
 Volume 10, Sheet 1069
 Volume 10, Sheet 1068



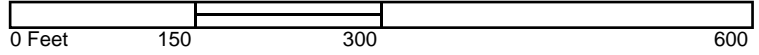
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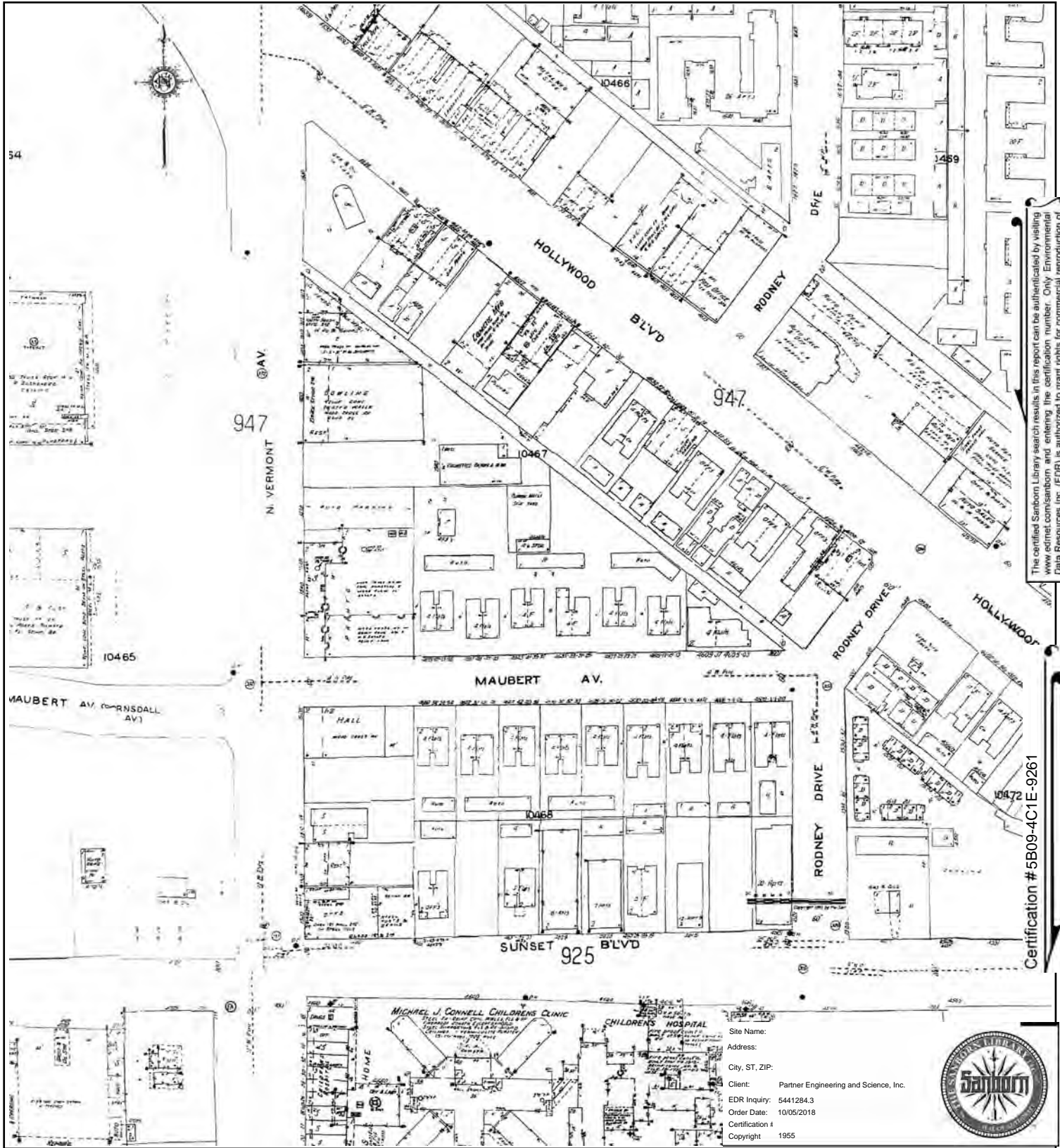
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Volume 10, Sheet 1070
 Volume 10, Sheet 1069
 Volume 10, Sheet 1068



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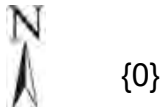
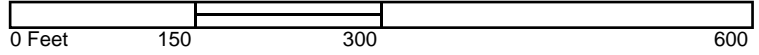
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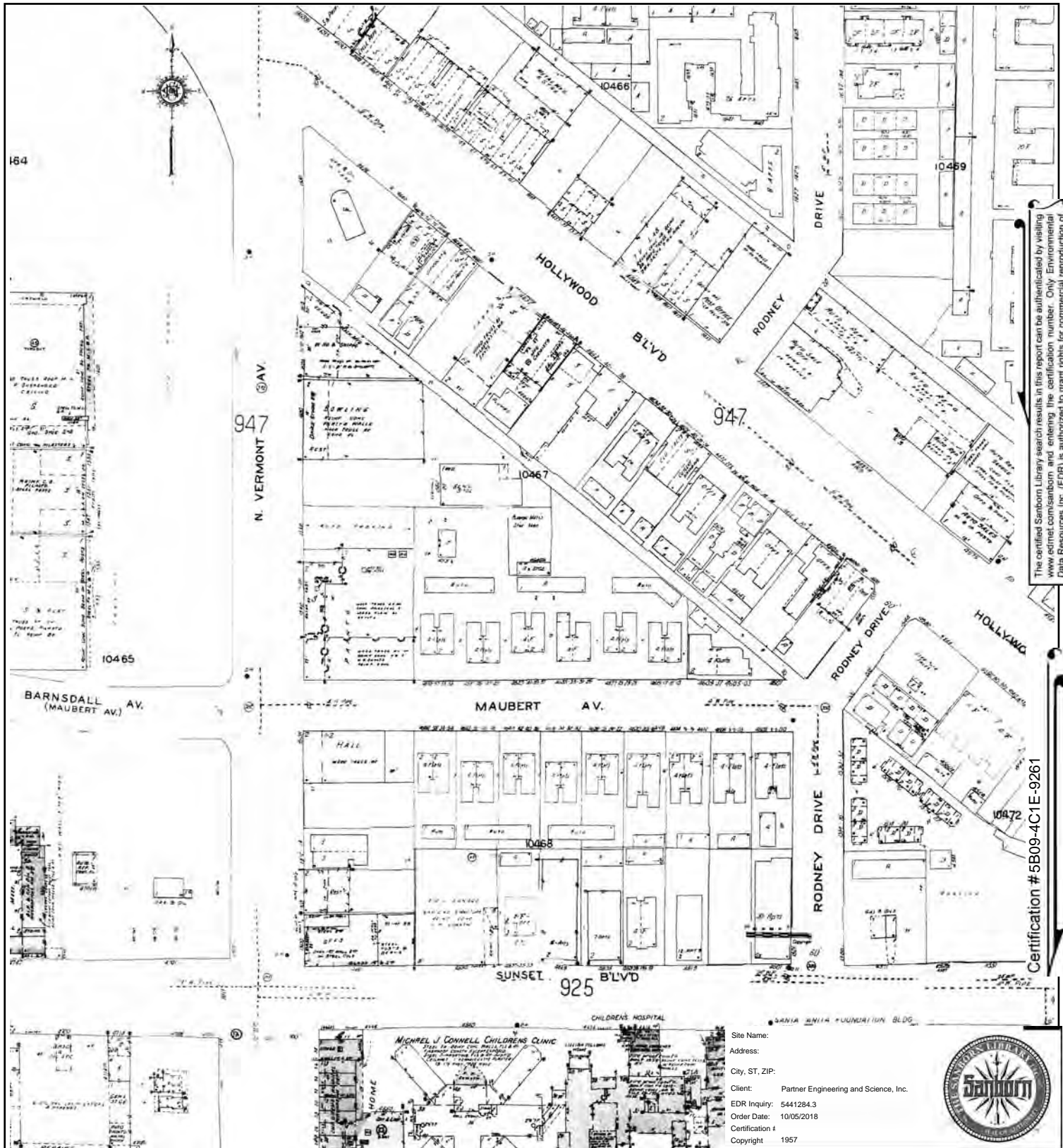
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- Volume 9A, Sheet 948a
- Volume 9A, Sheet 947a
- Volume 9A, Sheet 946a
- Volume 9A, Sheet 948a
- Volume 9A, Sheet 947a
- Volume 9A, Sheet 946a



Key: Subject Property



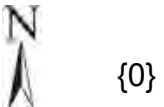
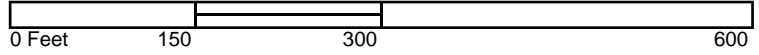
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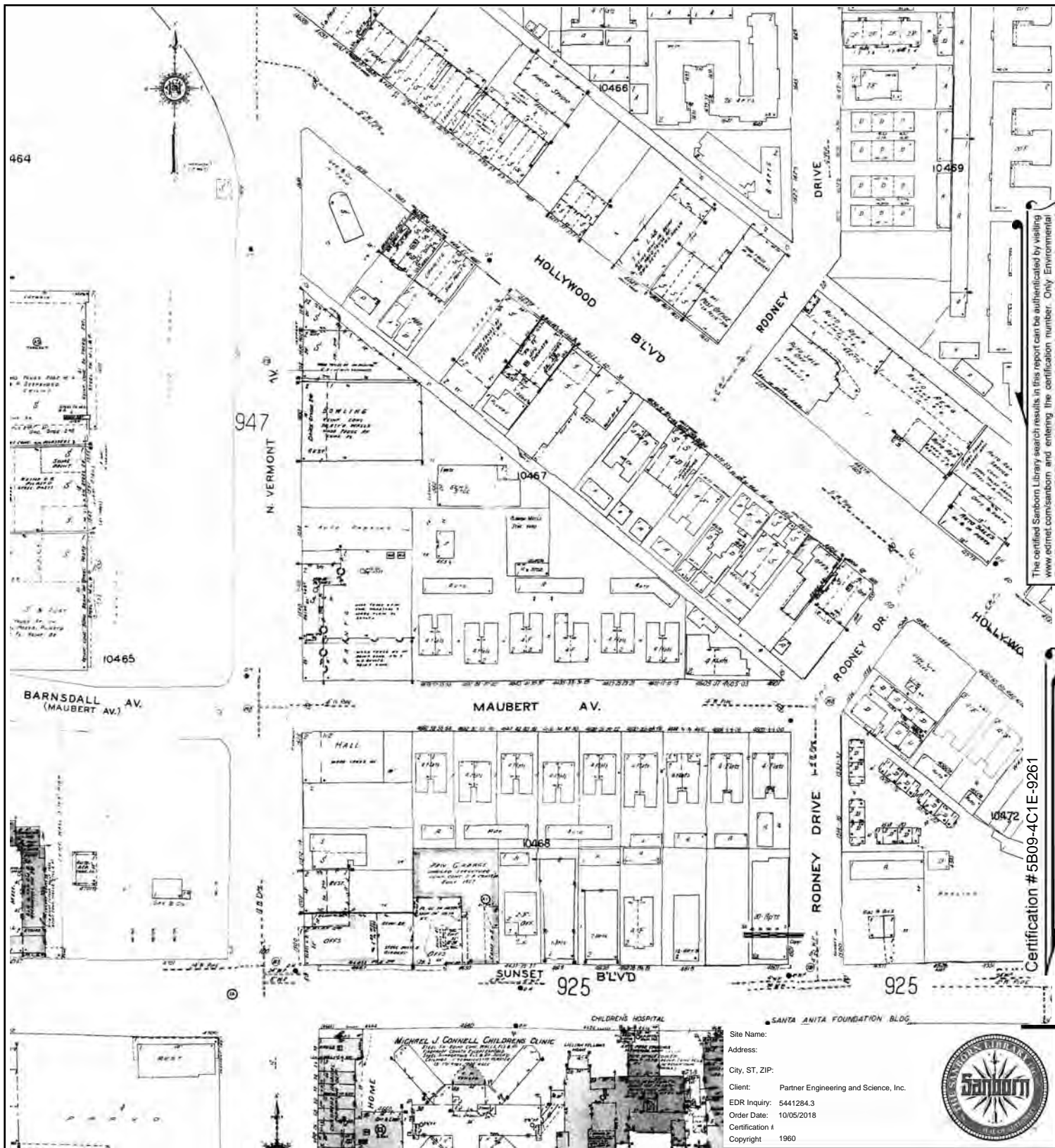
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Volume 9A, Sheet 948a
 Volume 9A, Sheet 947a
 Volume 9A, Sheet 946a



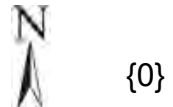
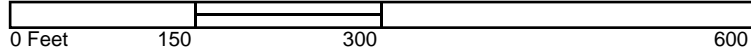
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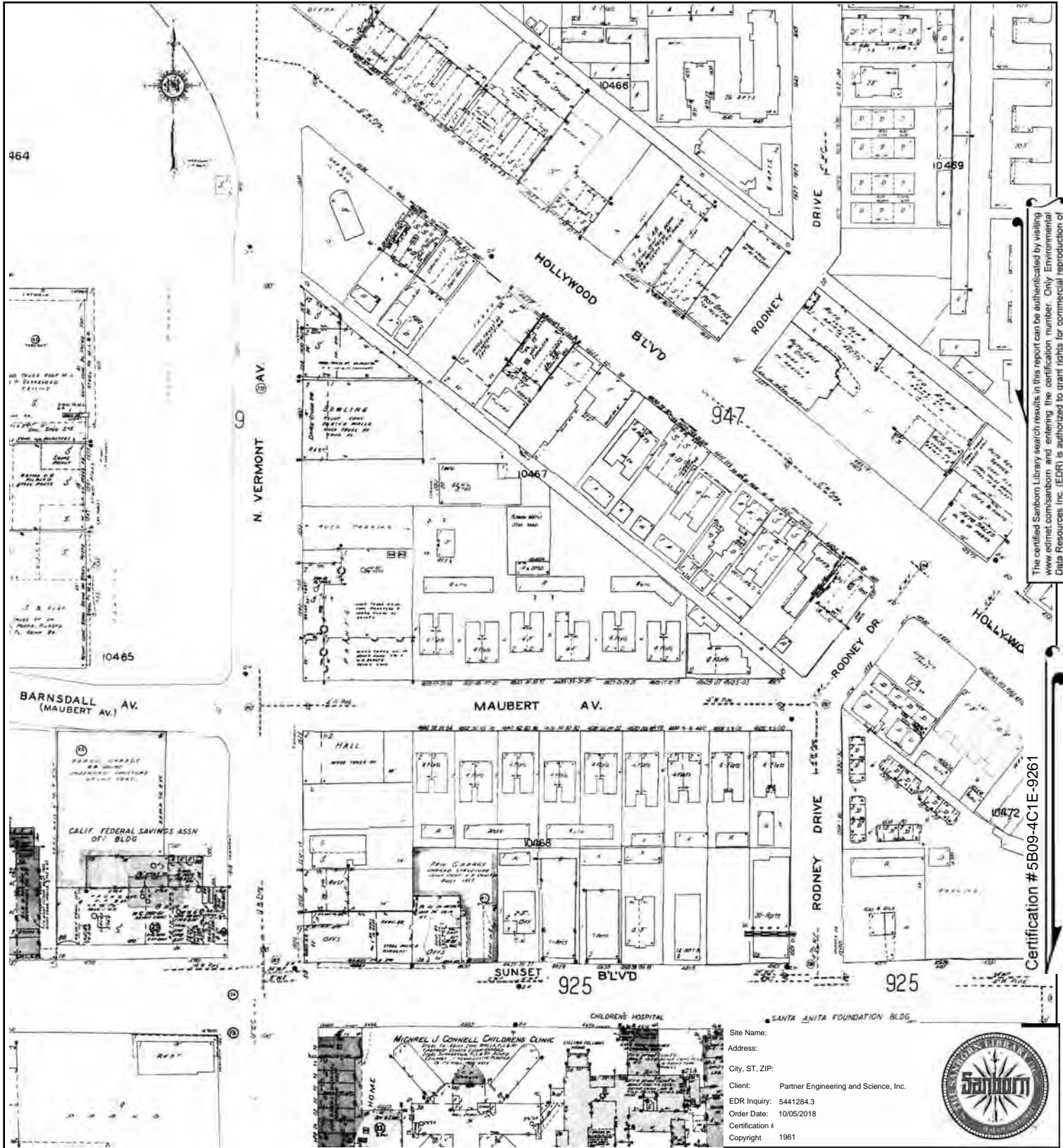
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Volume 9A, Sheet 946a
 Volume 9A, Sheet 947a
 Volume 9A, Sheet 948a



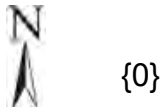
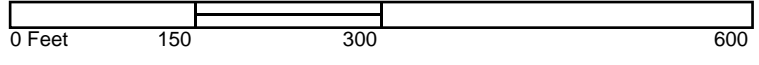
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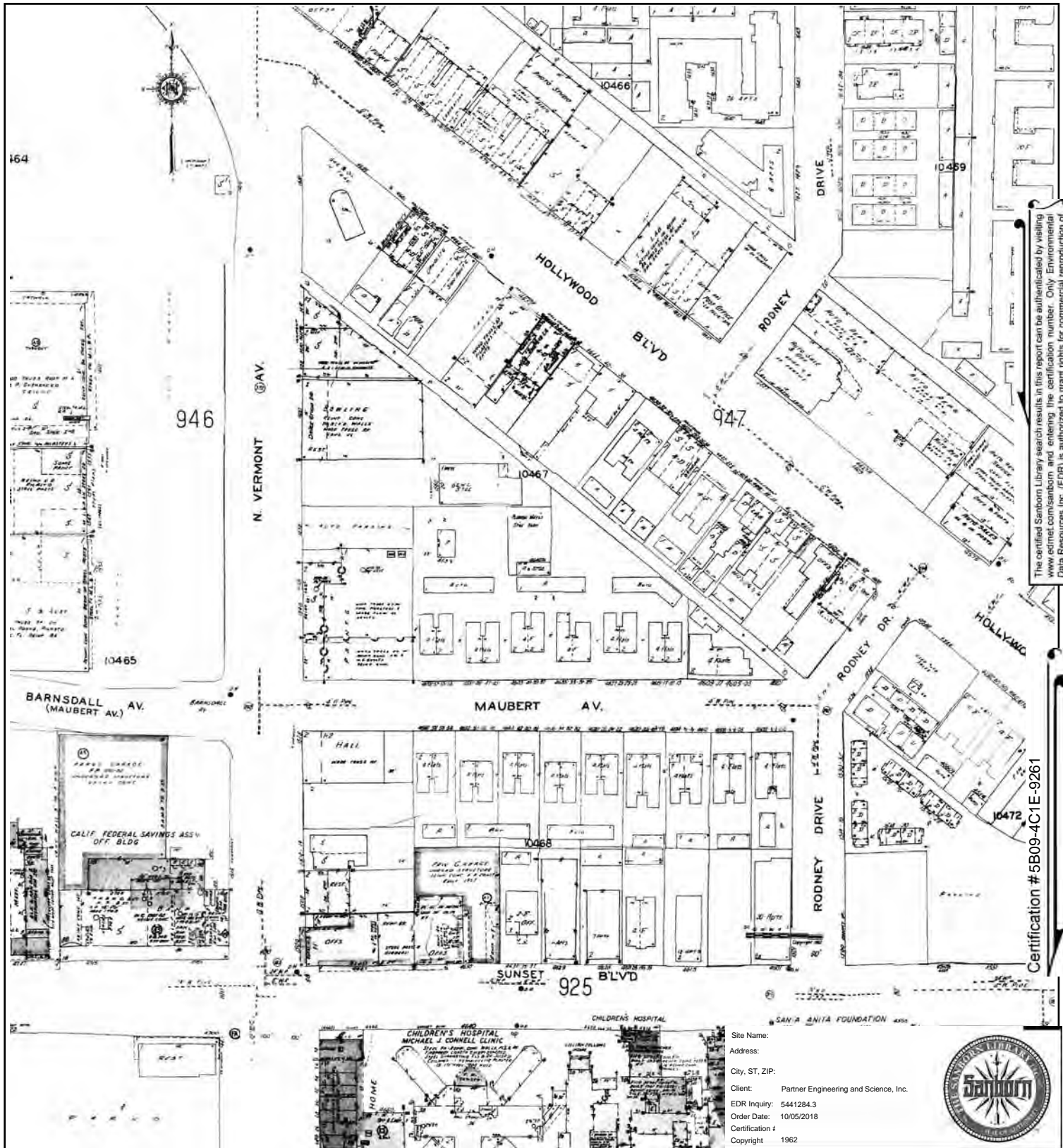
Volume 9A, Sheet 948a
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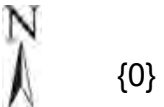
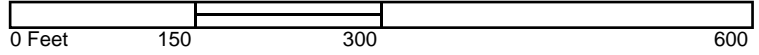




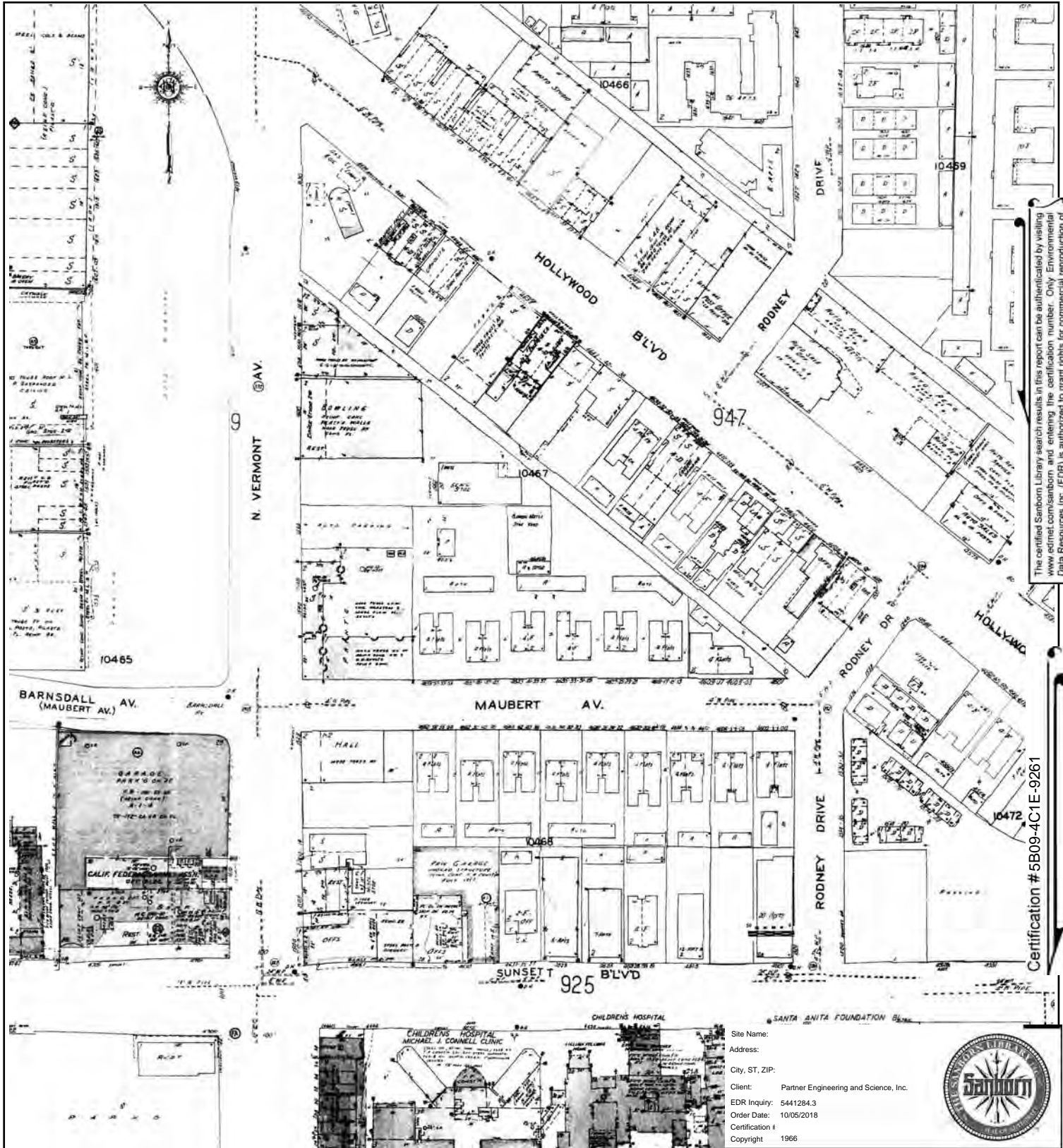
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Volume 9A, Sheet 946a
 Volume 9A, Sheet 947a
 Volume 9A, Sheet 948a



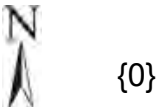
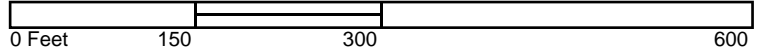
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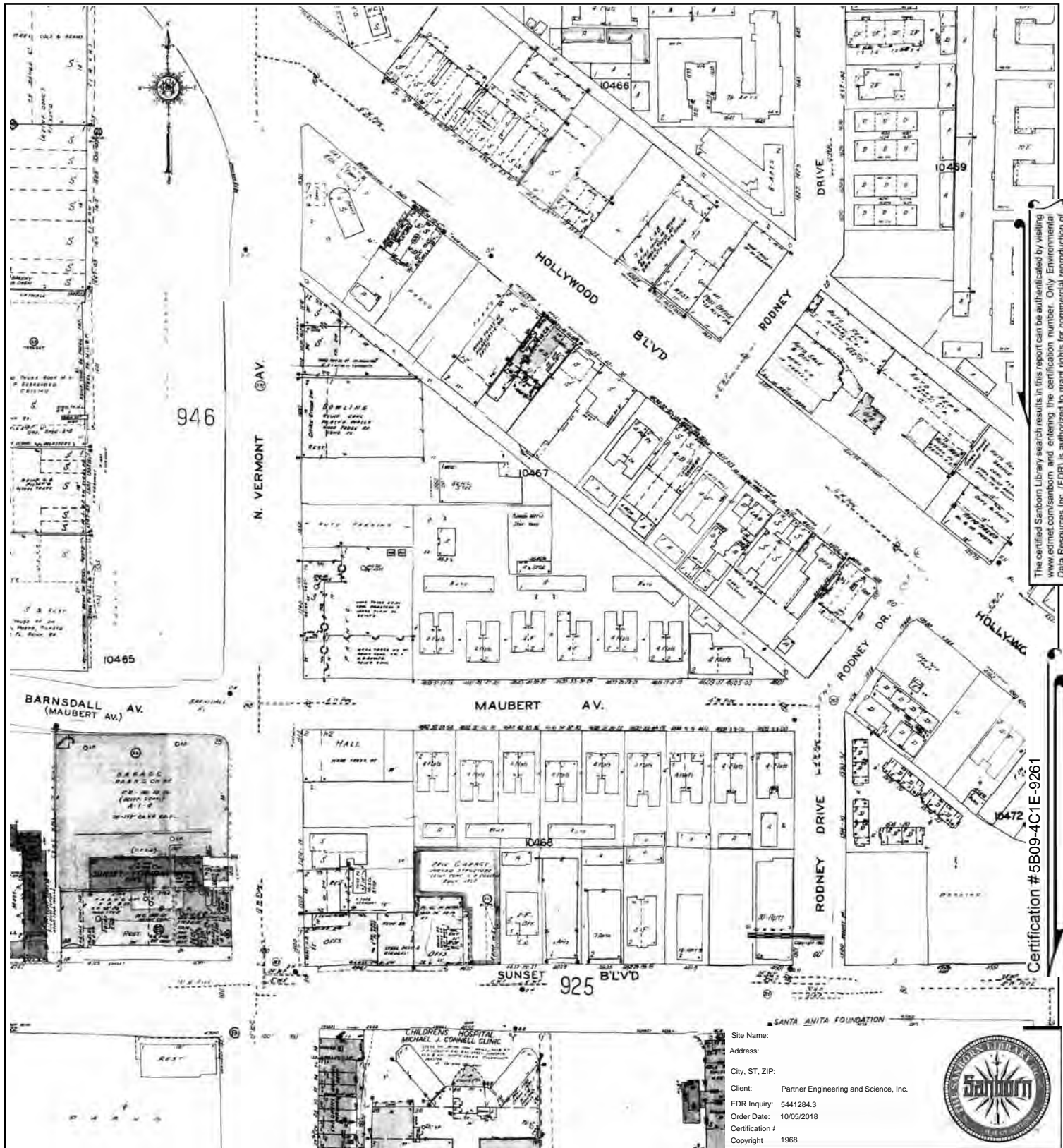
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Volume 9A, Sheet 948a
 Volume 9A, Sheet 947a
 Volume 9A, Sheet 946a



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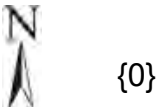


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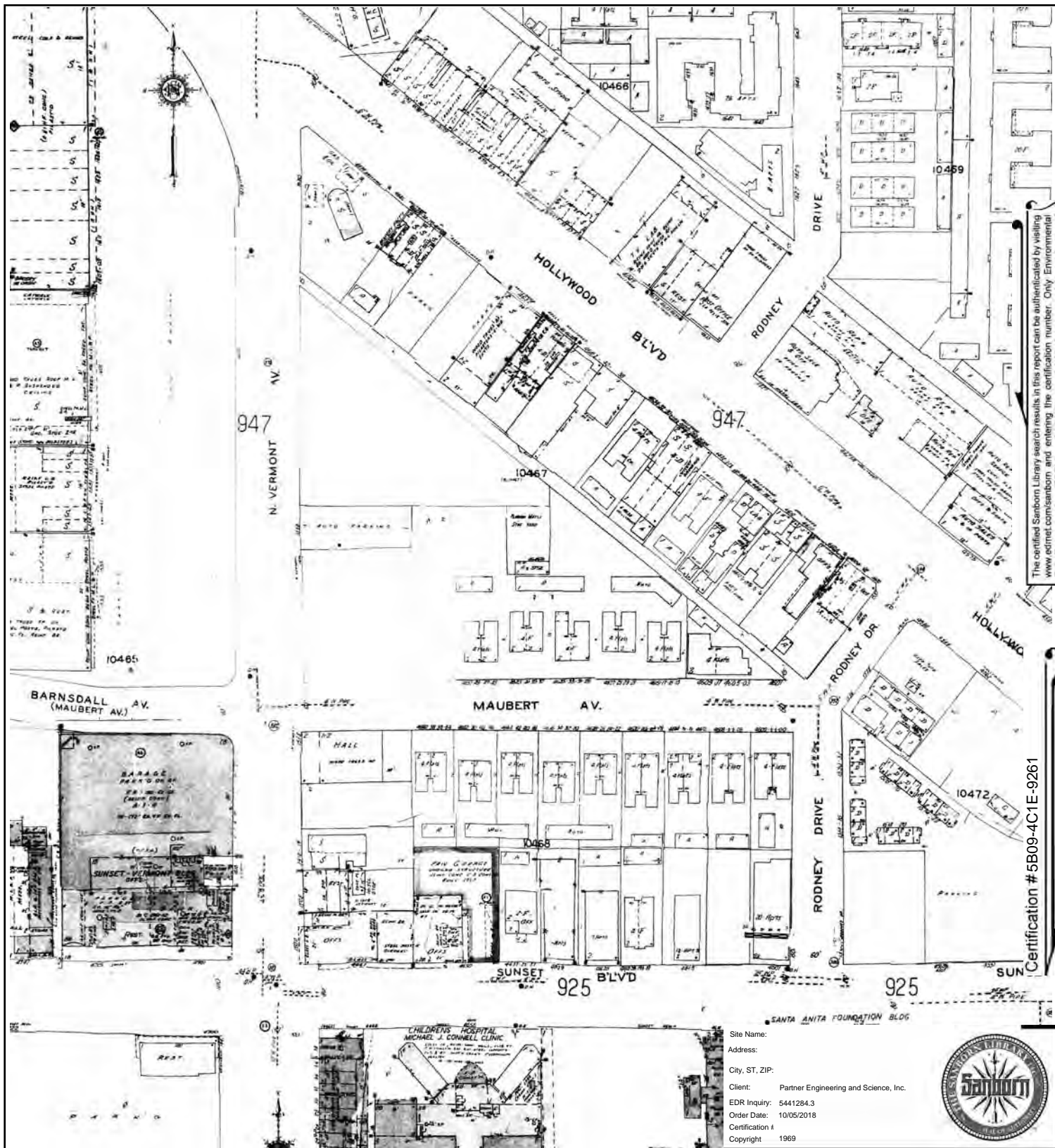
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Volume 9A, Sheet 947a
 Volume 9A, Sheet 946a
 Volume 9A, Sheet 948a

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 Address:
 City, ST, ZIP:
 Client: Partner Engineering and Science, Inc.
 EDR Inquiry: 5441284.3
 Order Date: 10/05/2018
 Certification #
 Copyright: 1968



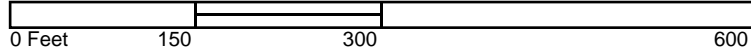
Key: Subject Property



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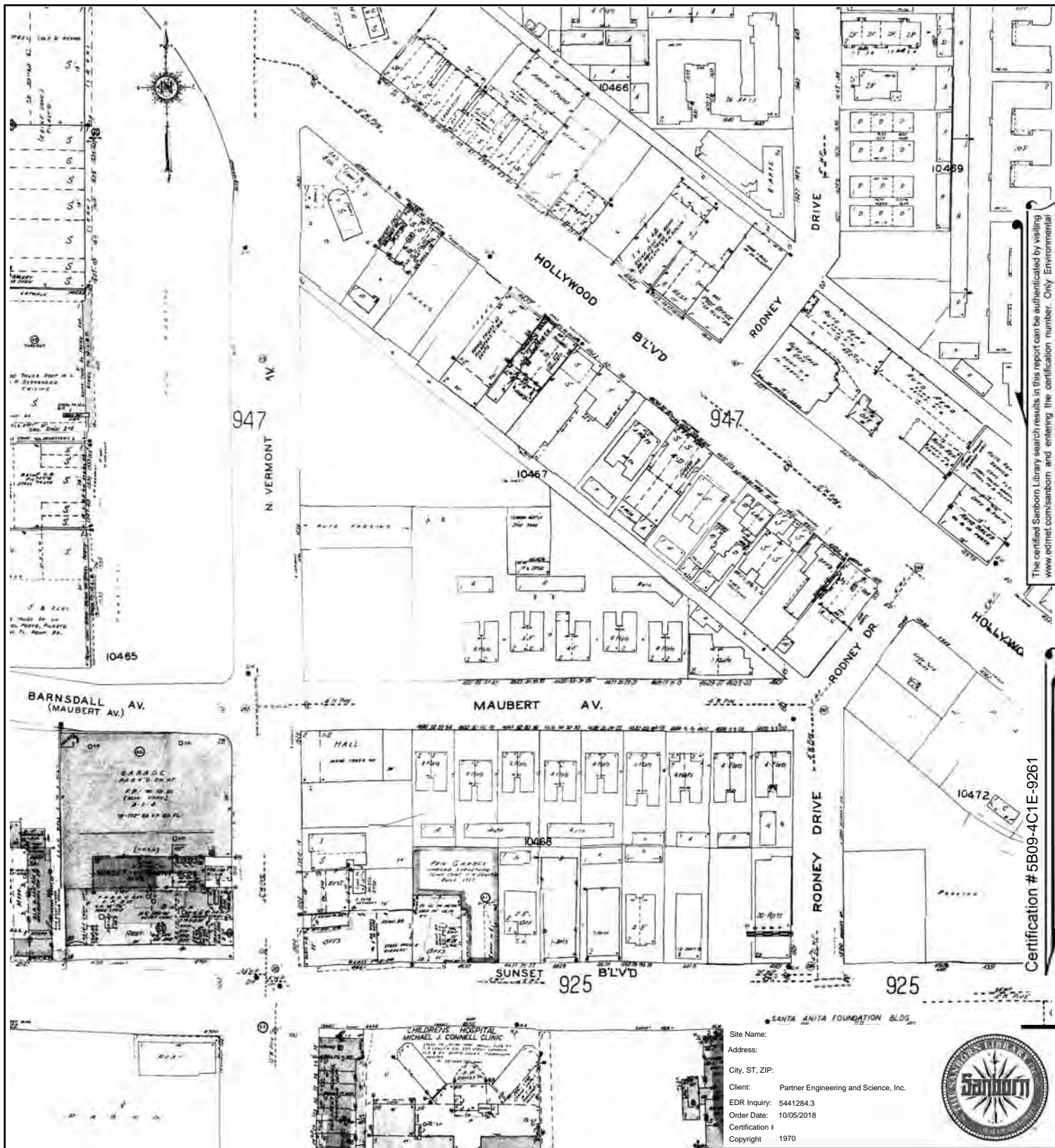
Certification #5B09-4C1E-9261

Volume 9A, Sheet 946a
 Volume 9A, Sheet 947a
 Volume 9A, Sheet 948a



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Key: Subject Property



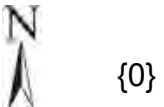
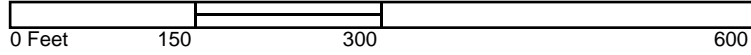
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Certification # 5B09-4C1E-9261

Site Name:
 Address:
 City, ST, ZIP:
 Client: Partner Engineering and Science, Inc.
 EDR Inquiry: 5441284.3
 Order Date: 10/05/2018
 Certification #
 Copyright: 1970



Volume 9A, Sheet 946a
 Volume 9A, Sheet 947a
 Volume 9A, Sheet 948a



Key: Subject Property

4645 ½, 4637 and 4629 Maubert Avenue
4645 ½, 4637 and 4629 Maubert Avenue
LOS ANGELES, CA 90027

Inquiry Number: 5441284.5
October 05, 2018

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2006	Haines Company, Inc.	-	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	-	-	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1991	Pacific Bell	-	X	X	-
1990	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	-	-	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	-	-	-	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	GTE	-	-	-	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	-	-	-
1958	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1957	Pacific Telephone	-	-	-	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	-	-	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	-	-	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Company Publishers	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

4645 ½, 4637 and 4629 Maubert Avenue
LOS ANGELES, CA 90027

FINDINGS DETAIL

Target Property research detail.

MAUBERT AVE

4629 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	GAROIAN Kevork	Haines & Company
1990	GAROIAN KEVORK	Pacific Bell
1986	GAROIAN KEVORK	Pacific Bell
1937	ABBOTT Grace wid W A	Los Angeles Directory Co.
	Stinchfield Fannie nurse	Los Angeles Directory Co.
	Stinchfield Grant acct	Los Angeles Directory Co.
1933	Vauchelet Peul clk	Los Angeles Directory Co.
1929	Amial Kath sten	Los Angeles Directory Co.
	Amiel Juliette fur fnshr	Los Angeles Directory Co.
	COLEMAN Bruce G actor	Los Angeles Directory Co.
	Hallar Annie E Mrs	Los Angeles Directory Co.
1924	Toomey Chas L slsmn Burke Cigar Co r	Los Angeles Directory Co.
	Visger Mildred H Mrs steno r	Los Angeles Directory Co.

4637 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 LAMBERT Michael	Haines & Company
	KWAN Ta	Haines & Company
1986	ALI J MRS	Pacific Bell
1981	ALI J MRS	Pacific Telephone
1976	Ali J Mrs	Pacific Telephone
1958	Pacino Geo	Pacific Telephone
1951	Maubrt Av Pacino Geo r	Pacific Telephone & Telegraph Co.
1942	Pacino Geo Rose barber	Los Angeles Directory Co.
1937	Lazarevich Nicholas L Mary M Economy Plmbg Co	Los Angeles Directory Co.
1933	SAUNDERS Wm A Elsie slsmn	Los Angeles Directory Co.

FINDINGS

4645 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1990	DOVALTYAN SERKIS	Pacific Bell
1951	Maubrt Av Snelson A B	Pacific Telephone & Telegraph Co.
1942	Moffet Jacqueline alswn	Los Angeles Directory Co.
1937	Lolar Mildred waiter	Los Angeles Directory Co.
	MOFFET Jacqueline slswn	Los Angeles Directory Co.
1933	LEWIS Clyde Myrtle electn	Los Angeles Directory Co.
1929	DUNN Frances nurse	Los Angeles Directory Co.
	FREEMAN Hascle L Marian slsmn W I Hollingsworth & Co	Los Angeles Directory Co.
	LAMBERT Nellie A Mrs solr	Los Angeles Directory Co.
	MACY Sarah H nurse	Los Angeles Directory Co.
1924	Crabee Gwin W eng So Cal Gas Co h	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

HOLLYWOOD BLVD

4601 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	HOLLYWD HYUNDAI	Haines & Company
	HOLLYWD MAZDA	Haines & Company
	KIM HANKEY MOTORS	Haines & Company
	MAZDA OF HOLLYWOOD	Haines & Company
1990	RYCO STATE MORTGAGE COMPANY LTD	Pacific Bell
	ALEX SATIN OLDSMOBILE-MAZDA PARTS DEPT	Pacific Bell
	HOLLYWOOD DAIHATSU	Pacific Bell
	HOLLYWOOD MAZDA	Pacific Bell
	HOLLYWOOD MAZDA	Pacific Bell
	P T MONTROSE	Pacific Bell
	RAY S HOLLYWOOD OLDSMOBILE MAZDA-DAIHATSU	Pacific Bell
	RAY S OLDSMOBILE	Pacific Bell

4603 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	RODGERS Judith Writer	Los Angeles Directory Co.

4605 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	CONNER Clarence P Eli meatctr Mac Marr Stores	Los Angeles Directory Co.

4607 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Ordan Phillip A barber	Los Angeles Directory Co.

4609 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Procter Wm F real est	Los Angeles Directory Co.

FINDINGS

4619 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	BLACK Chas A Grace plmbr	Los Angeles Directory Co.

4620 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2000	BUJKO Mike	Haines & Company
1990	AFFORDABLE SERVICES	Pacific Bell
1986	AFFORDABLE SERVICES	Pacific Bell
1951	Hollywd BI New York Handbag & Shoe Remodeling	Pacific Telephone & Telegraph Co.
	Hollywd BI Pompeo Maestro Music School	Pacific Telephone & Telegraph Co.
1942	CHANEY Sidney F Eunice W printer	Los Angeles Directory Co.
	Saraydar Albt	Los Angeles Directory Co.
	Saraydar Rose Mrs	Los Angeles Directory Co.
1937	Saraydar Edw G slsmn	Los Angeles Directory Co.
	BRIDGMAN Anna T wid Wellington	Los Angeles Directory Co.
	BRIDGMAN Bidwell W lawyer	Los Angeles Directory Co.
	BRIDGMAN Ethel N	Los Angeles Directory Co.
1933	BIBY J Edgar Fern slsmn	Los Angeles Directory Co.
	BIBY Fern W Mrs tchr City Schs	Los Angeles Directory Co.
1929	JOHNSON Mary K wid J A	Los Angeles Directory Co.
	WALKER Frances E nurse r	Los Angeles Directory Co.
	WALKER Gertrude L sten r	Los Angeles Directory Co.
	WALKER Lillian G typist h	Los Angeles Directory Co.
1924	Mc CUE Gladys slswmn r	Los Angeles Directory Co.
	Mc CUE K G clk r	Los Angeles Directory Co.
	Mc CUE Matthew J clk h	Los Angeles Directory Co.
	Mc CUE M G solr r	Los Angeles Directory Co.

4622 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LEIDNERJOELD	Haines Company, Inc.
	LEIDNERSUZANNE	Haines Company, Inc.
	VILLIAMARTIST	Haines Company, Inc.
	MANAGEMENT	Haines Company, Inc.
2000	D & M IMPORT & EXPORT INC	Haines & Company
	ENERGIX CO THE	Haines & Company
	LEIDNER JOEL D ATTY	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	LEIDNER SUZANNE ATY	Haines & Company
1990	LEIDNER SUZANNE C ATTY	Pacific Bell
	LEIDNER JOEL D ATTY	Pacific Bell
	LGD & INTERIOR DESIGN	Pacific Bell
	FLOREY ROBERT S ATTY	Pacific Bell
	ACTION TAX	Pacific Bell
1986	LEIDNER SUZANNE C ATTY	Pacific Bell
	FLOREY ROBERT S ATTY	Pacific Bell
1981	MATTHEWS FRED	Pacific Telephone
1951	Hollywd BI Tru Fit Contact Lenses	Pacific Telephone & Telegraph Co.
1942	Schmidtman Arth L Alma engvr Cal Electro & Stereo Co	Los Angeles Directory Co.
	Schmidtman Victor H chemist	Los Angeles Directory Co.
1937	COHEN Morris A Sarah	Los Angeles Directory Co.
	ROTH Jas State Furn Whse	Los Angeles Directory Co.
1933	Glick Rose clk	Los Angeles Directory Co.
	Marinoff Rose Mrs	Los Angeles Directory Co.
	WILSON Clair phys	Los Angeles Directory Co.
1929	WEISS Jeannette B wid Karl h h	Los Angeles Directory Co. Los Angeles Directory Co.
	WILSON Clair Louise phys	Los Angeles Directory Co.
1924	Ackers Benj laboratory wkr r	Los Angeles Directory Co.
	AYRES John B slsmn Lawrence Burton h	Los Angeles Directory Co.
	Lowney Paul F slsmn H J Wurzburger r	Los Angeles Directory Co.
	Lowney Raymond E photo player r	Los Angeles Directory Co.
	WEISS Jeannette B Mrs h	Los Angeles Directory Co.
	WEISS Mitzi J r	Los Angeles Directory Co.

4624 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ESCUELADE	Haines Company, Inc.
	SCHOOL	Haines Company, Inc.
	ALLIED DRIVING	Haines Company, Inc.
	ALULIED DRIVING SC	Haines Company, Inc.
	ALLIED DRIVING SC	Haines Company, Inc.
	MANEJOALIADOS	Haines Company, Inc.
2000	AVISON Stanley	Haines & Company
	ALLIED DRIVING SC	Haines & Company
	ALLIED DRIVING SC	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Ford Traffic School Hollywood Vermont	Pacific Bell
	FORD TV & VIDEO SERVICE	Pacific Bell
1990	FORD DRIVING SCHOOL	Pacific Bell
	FORD DRIVING SCHOOL	Pacific Bell
1986	CLEAN HELP DOMESTIC AGENCY	Pacific Bell
	FORD DRIVING SCHOOL	Pacific Bell
1981	FORD DRIVING SCHOOL	Pacific Telephone
	LOS ANGELES DRIVING SCHOOL	Pacific Telephone
1951	Hollywd L A Cutlery & Grinding	Pacific Telephone & Telegraph Co.
	Hollywd BIL A Grinding & Cutlery	Pacific Telephone & Telegraph Co.
	Hollywd Caruso Anthony AL A Cutlery & Grinding	Pacific Telephone & Telegraph Co.
1942	Casteig Albt B Anna cutlery	Los Angeles Directory Co.
1937	Casteig Albt Anna cutlery	Los Angeles Directory Co.
1933	Sales Service Corp Ltd H T Phillips pres mfrs agts	Los Angeles Directory Co.
1929	LEONARD Frank W antiques	Los Angeles Directory Co.
1924	Whitefield Axel O antiques	Los Angeles Directory Co.

Hollywood Blvd

4626 Hollywood Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	FARM HAUS	EDR Digital Archive
	HOTEL DEVILLE LIFESTYLE	EDR Digital Archive

HOLLYWOOD BLVD

4626 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	EICH Richard	Haines Company, Inc.
2000	SPARTAN WEST INC	Haines & Company
	a 1/2 KITE Bob	Haines & Company
	LAVELLE Robert	Haines & Company
1990	L A DRIVING SCHOOL	Pacific Bell
	L A DRIVING & TRAFFIC SCHOOL	Pacific Bell
	VIDEO PRODUCTIONS	Pacific Bell
	WOOD ROSE DESIGNS	Pacific Bell
1986	L A DRIVING SCHOOL	Pacific Bell
	L A DRIVING & TRAFFIC SCHOOL	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	SPARTAN WEST	Pacific Bell
	WOOD ROSE DESIGNS	Pacific Bell
1981	BEATY T	Pacific Telephone
	SPARTAN WEST	Pacific Telephone
1951	Arnold Dorothy r	Pacific Telephone & Telegraph Co.
	Lange Mildred A r	Pacific Telephone & Telegraph Co.
	Hollywd Fantasy Lighting Co	Pacific Telephone & Telegraph Co.
	Hollywd Teuber Max Fantasy Lighting Co	Pacific Telephone & Telegraph Co.
	Hollywd	Pacific Telephone & Telegraph Co.
	Rowan R Mrs r	Pacific Telephone & Telegraph Co.
	Roques Hortense A Mrs r	Pacific Telephone & Telegraph Co.
	Val Robt rl est	Pacific Telephone & Telegraph Co.
	Marcum Rose r	Pacific Telephone & Telegraph Co.
1942	Arctander Mary L Mrs	Los Angeles Directory Co.
	BARTLETT Raymond F Lillian mech	Los Angeles Directory Co.
	Redd Laura Mrs	Los Angeles Directory Co.
	SHERMAN Henry Anne studiowkr	Los Angeles Directory Co.
	Teuber Max lighting equip	Los Angeles Directory Co.
	Wilder C Ray	Los Angeles Directory Co.
1937	Coules Edith M artist Witzel Photographer	Los Angeles Directory Co.
	Hice Ernie	Los Angeles Directory Co.
	RAMSEY Effie asst forewn XLNT Spanish Food Co	Los Angeles Directory Co.
	Redd Laura	Los Angeles Directory Co.
	Casteig Albt locksmith	Los Angeles Directory Co.
1933	RAMSEY Effie emp X L N T Spanish Food Co	Los Angeles Directory Co.
	Redd Laura forwn XLNT Spanish Food Co	Los Angeles Directory Co.
	Casteig Albt Anna grindig	Los Angeles Directory Co.
1929	MOORE Ellsworth clk	Los Angeles Directory Co.
	Mureal Real Mrs actor	Los Angeles Directory Co.
	RAMSEY Effie Mrs h	Los Angeles Directory Co.
	Redd Laura Mrs fctywkr h	Los Angeles Directory Co.
	Casteig Albt B h	Los Angeles Directory Co.
1924	r	Los Angeles Directory Co.
	Ream Geo E dept mgr Kerckhoff Cuzner Mill & Lmbr Co h	Los Angeles Directory Co.
	SUMMERS Jack auto opr h	Los Angeles Directory Co.

FINDINGS

Hollywood Blvd

4628 Hollywood Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	COVELL	EDR Digital Archive
2010	COVELL	EDR Digital Archive

HOLLYWOOD BLVD

4628 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LA DRIVING	Haines Company, Inc.
	TRAFFIC SCHOOL	Haines Company, Inc.
2000	LA DRIVING & TRFFC SC	Haines & Company
1990	IMMEDIATE AID FOR AIDS	Pacific Bell
1981	QUEST BOOK SHOP	Pacific Telephone
	THEOSOPHICAL SOCIETY IN LOS ANGELES	Pacific Telephone
1951	Hollywd BI Brown Jas Lipscomb Hahn & Brown accts	Pacific Telephone & Telegraph Co.
	Hollywd BI G M of Calif womens sportswr	Pacific Telephone & Telegraph Co.
	Hollywd Champion Elec Products	Pacific Telephone & Telegraph Co.
	Hollywd BI Hahn Louis A Lipscomb Hahn & Brown accts	Pacific Telephone & Telegraph Co.
	Hollywd BI Lipscomb Glenard P Lipscomb Hahn & Brown accts	Pacific Telephone & Telegraph Co.
	Hollywd BI Lipscomb Hahn & Brown accts	Pacific Telephone & Telegraph Co.
1942	ERICKSON John A Eva B clk	Los Angeles Directory Co.
	ANDERSON Lillian T	Los Angeles Directory Co.
1937	Knight Marion	Los Angeles Directory Co.
	FORBES Elliott S Daisy E auto mech	Los Angeles Directory Co.
1933	WILLIAMS John C Grace M artist	Los Angeles Directory Co.
1929	STOREY Thurston clk r	Los Angeles Directory Co.
	Hewson Harry H slsmn	Los Angeles Directory Co.
	CONWAY Elsie B wid J H	Los Angeles Directory Co.
1924	Hiles Susan Mrs h	Los Angeles Directory Co.
	LEONARD Frank W antiques	Los Angeles Directory Co.
	r	Los Angeles Directory Co.

FINDINGS

4629 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	BUCHEN GROVER C Real Estate Loans Insurance and Notary Public	Los Angeles Directory Co.

Hollywood Blvd

4630 Hollywood Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	KUEUKWAS MEDICAL CENTER	EDR Digital Archive
2010	KUEUKWAS MEDICAL CENTER	EDR Digital Archive

HOLLYWOOD BLVD

4630 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MEDICAL CENTER	Haines Company, Inc.
	KEUKWAS	Haines Company, Inc.
2000	EVANSE Irving LUPES HAIR DESIGNS	Haines & Company
1990	SILVER DOME BEAUTY SALON	Pacific Bell
	LUPE S HAIR DESIGNS	Pacific Bell
	LIGHT TOUCH SALON OF BEAUTY THE	Pacific Bell
1986	LUPE S HAIR DESIGNS	Pacific Bell
1981	LUPE S HAIR DESIGNS	Pacific Telephone
1951	Hollywd Kappler G K Mrs r	Pacific Telephone & Telegraph Co.
1933	ABRAMOVITZ Philip knitter	Los Angeles Directory Co.
	Abramovitz Jacob Yetta Knit gds	Los Angeles Directory Co.
	Abramovitz Herman knitter	Los Angeles Directory Co.
1924	Hover Howard E clk h	Los Angeles Directory Co.
	Hover Geo B slsmn r	Los Angeles Directory Co.

Hollywood Blvd

4632 Hollywood Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	BLACK SHEEP	EDR Digital Archive

FINDINGS

HOLLYWOOD BLVD

4632 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 ANCHOR RIGGING CORP	Haines & Company
1990	QUAIL & COOK CERTIFIED SHORTHAND REPORTERS	Pacific Bell
	COOK RONALD L	Pacific Bell
1986	COOK RONALD L	Pacific Bell
	QUAIL & COOK CERTIFIED SHORTHAND REPORTERS	Pacific Bell
1981	BRESTICKER BERT	Pacific Telephone
	WIDBY K P	Pacific Telephone
1951	Hollywd Williams Sarah L drsmkng	Pacific Telephone & Telegraph Co.
1942	Sales Roy G Esther	Los Angeles Directory Co.
1937	Sale Esther L Mrs bkpr Stern Realty Co	Los Angeles Directory Co.
	Sale R Gordon Esther L slsmn	Los Angeles Directory Co.
1933	Sale Esther Mrs bkpr Jacob Stern & Sons	Los Angeles Directory Co.
	Sale Roy G Esther slsmn	Los Angeles Directory Co.
1929	SCHENK Frieda R clk r	Los Angeles Directory Co.
	SCHENK Gus F bkar Keystone Express r	Los Angeles Directory Co.
	SCHENK Wm A Rose bkpr Bank of Italy h	Los Angeles Directory Co.
1924	La Plant Laura photo player r	Los Angeles Directory Co.
	La Plant Lydia Mrs h	Los Angeles Directory Co.
	WEISS Karl editor Cal Tribune h	Los Angeles Directory Co.

4634 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	GREEN Bert	Haines & Company
1990	SPRINGER NEAL DC	Pacific Bell
	GARBUTT ALFRED W DC	Pacific Bell
1986	HARRIS BRUCE DC	Pacific Bell
	GARBUTT ALFRED W CHIRPRCTR	Pacific Bell
	CHIROPRACTIC & ATHLETIC ENHANCEMENT CENTER	Pacific Bell
1981	HERITAGE PROPERTIES	Pacific Telephone
1951	Hollywd Weavers Guild	Pacific Telephone & Telegraph Co.
1942	SUTTON Geo Cath G bench hd	Los Angeles Directory Co.
	SUTTON John K USA	Los Angeles Directory Co.
1937	Lauder Geo W Marie F	Los Angeles Directory Co.
1924	LEE Herman B acct h	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Rempspear Carrle D Mrs r	Los Angeles Directory Co.

4638 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

Hollywood Blvd

4640 Hollywood Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	HENRYLA PRODUCTIONS LLC	EDR Digital Archive
	LOS BURRITOS INC	EDR Digital Archive
	NICKELS JAY W AIA ARCHITECT	EDR Digital Archive
	CHIILDRENS HOSPITAL OF LA	EDR Digital Archive
2010	MCCLAY TOM	EDR Digital Archive
	ORGANIC SEO MARKETING	EDR Digital Archive
	NICKELS JAY W AIA ARCHITECT	EDR Digital Archive
	OPTIMIZED MEDIA SOLUTIONS INC	EDR Digital Archive
	LOS BURRITOS INC	EDR Digital Archive

HOLLYWOOD BLVD

4640 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	RSTRNT	Haines Company, Inc.
	LOS BURRITOS	Haines Company, Inc.
2000	LOS BURRITOS RSTRNT	Haines & Company
1990	LOS BURRITOS RESTAURANT	Pacific Bell
1986	NICKELS JAY W ALA ARCHITECT	Pacific Bell
	PHYSICIANS ADMINISTRATORS INC	Pacific Bell
	REIBSAMEN NICKELS & REX ARCHITECTS	Pacific Bell
	REIBSAMEN P K FAIA ARCHITECT	Pacific Bell
1985	REIBSAMEN PIERCY K ARCHITECT AIA	Pacific Bell
	NICKELS JAY W ARCHITECT ALA	Pacific Bell
	REIBSAMEN NICKELS & REX ARCHITECTS	Pacific Bell
1981	CRANE BOB & ASSOCIATES REALTOR	Pacific Telephone
	NICKELS JAY W ARCHITECT AIA	Pacific Telephone
	REIBSAMEN NICKELS & REX ARCHITECTS	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	REIBSAMEN PIERCY K ARCHITECT AIA	Pacific Telephone
1962	EDUCATIONAL TESTING SERV	Pacific Telephone

Hollywood Blvd

4644 Hollywood Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	HIFI	EDR Digital Archive
2010	EVERYTHINGS JAKE INC	EDR Digital Archive

HOLLYWOOD BLVD

4644 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BARBERSHOP	Haines Company, Inc.
	SHORTYS	Haines Company, Inc.
2000	EGHIAIAN Edward	Haines & Company
	A V MEDICAL SUPPLY	Haines & Company
1990	ECONOMIC PLUMBING CO	Pacific Bell
	ACE HARDWARE	Pacific Bell
1986	ECONOMIC PLUMBING CO	Pacific Bell
	ACE HARDWARE	Pacific Bell
1981	ECONOMIC PLUMBING CO	Pacific Telephone
1951	Hollywd Economic Plmbng Co	Pacific Telephone & Telegraph Co.
1942	Economic Plumbing Co John and N L Lazarevich	Los Angeles Directory Co.
1937	Economic Plumbing Co J L and N L Lazareivch	Los Angeles Directory Co.
1924	ECONOMIC Plumbing Co Nick Lazarevich	Los Angeles Directory Co.
	LAZAREVICH NICK Propriitor Economic Plumbing Co Steam and Gas Fitting	Los Angeles Directory Co.

4646 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PLAYHOUSE	Haines Company, Inc.
	LOS FELIZ	Haines Company, Inc.
	BURRUSRONACT	Haines Company, Inc.
2000	LOS FELIZ PLAYHOUSE	Haines & Company
	BURRUS RON ACT STDO	Haines & Company
1981	L & F AIR CONDITIONING CO	Pacific Telephone
	FONDAS ELECTRIC CO	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	ECONOMIC BUILDERS	Pacific Telephone
1933	Lazarevich Nick L Mary plmbr	Los Angeles Directory Co.
1929	Lazarevich Nich L Mary plmbr	Los Angeles Directory Co.

4620 1/2 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LUKIC EMILIA	Pacific Bell

4626 1/2 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	HUNTER JEFF PHOTOGRAPHY	Pacific Bell
	GALVAN GARY PHOTOGRAPHY	Pacific Bell
	BEATY T	Pacific Bell

4632 1/2 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	FULLER WM H	Pacific Bell
1981	ZAREMBA ED	Pacific Telephone

HOLLYWOOD BLVD

4622 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LEIDNER JOEL D ATTY	Pacific Bell

4626 HOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	SPARTAN WEST	Pacific Bell

HOOLLYWOOD BLVD

4626 1/2 HOOLLYWOOD BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	HUNTER JEFF PHOTOGRAPHY	Pacific Bell

MAUBERT AVE

4606 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	RUDOLPH & SLETTEN	Haines & Company
1990	RAMIREZ ANDREA	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	HALE DOROTHY I	Pacific Bell
1981	HALE DOROTHY K	Pacific Telephone
	NEMETH H	Pacific Telephone
1976	Eick Arthur H	Pacific Telephone
	Hale Dorothy K	Pacific Telephone
1951	Maubrt Av	Pacific Telephone & Telegraph Co.
	Horn Henry r	Pacific Telephone & Telegraph Co.
	Kosh Harry r	Pacific Telephone & Telegraph Co.
	Smith Louis F r	Pacific Telephone & Telegraph Co.
	Maubrt Av Curren Margaret Mrs r	Pacific Telephone & Telegraph Co.
1942	ISOM Mime Mrs instrmnt repr	Los Angeles Directory Co.
	ISOM Reuben Rose slsmn	Los Angeles Directory Co.
	Lanham Wm L Cora slsmn	Los Angeles Directory Co.
	BEAMER Bruce B Miriam clk	Los Angeles Directory Co.
	Bermer Robt Carrie mach	Los Angeles Directory Co.
	COX Frank W instrmnt repr	Los Angeles Directory Co.
1937	BACKUS Deti L wid H J	Los Angeles Directory Co.
	BOWEN Mary M	Los Angeles Directory Co.
	BOWEN Mary M	Los Angeles Directory Co.
	Dilts Electa	Los Angeles Directory Co.
	Lanham Howard clk Bank of Am	Los Angeles Directory Co.
	Lanham Lottie Mrs drsmkr	Los Angeles Directory Co.
	TALBOT Clinton pharm Best Drug Stores	Los Angeles Directory Co.
1933	BACKUS Hollis J Deti C S pract	Los Angeles Directory Co.
	HOOPER Lee L Mabel slsmn	Los Angeles Directory Co.
	HUGHES Thos Esther W ins agt	Los Angeles Directory Co.
	Hugues Thos Esther spl agt John Hancock Met Life Ins Co	Los Angeles Directory Co.
	POLLEY Ermanie sten	Los Angeles Directory Co.
1929	Backus Hollis J Deti L C S Pract	Los Angeles Directory Co.
	HUGHES Thos Esther W slsmn	Los Angeles Directory Co.
	LANG Carrie E	Los Angeles Directory Co.
	Liver Barbara womens clo	Los Angeles Directory Co.

4607 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
1990	KASPARIAN JACQUELINE	Pacific Bell
	KASPARIAN JACQUELINE	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	KASPARIAN JACQUELINE	Pacific Bell
1981	APARDIAN JIRAIR	Pacific Telephone
1976	Apardian Jirair	Pacific Telephone
1951	Maubrt Av Gentzel Kate Mrs r	Pacific Telephone & Telegraph Co.
1942	Gentzel Kate Mrs	Los Angeles Directory Co.
1937	MEYER Werner Golda genl mgr Internatl Forwarding Co	Los Angeles Directory Co.
1929	SPROUL Wm W Ida L carp r	Los Angeles Directory Co.
	SPROUL Weston G carp h	Los Angeles Directory Co.
	SPROUL Ruth L tchr r	Los Angeles Directory Co.
	SPROUL Hugo F r	Los Angeles Directory Co.

4608 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	JACOBY Marguerite music tchr	Los Angeles Directory Co.

4609 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1990	KAPANDJIAN VARTOUHIE	Pacific Bell
1986	KAPANDJIAN VARTOUHIE	Pacific Bell
1981	KASPARIAN JACQUELINE	Pacific Telephone
1976	Kasparian Avedis	Pacific Telephone
1958	Ingle Nina Va	Pacific Telephone
1951	Maubrt Av Ingle Nina Va r	Pacific Telephone & Telegraph Co.
1942	Ingle Nina V Mrs artist	Los Angeles Directory Co.
	Ingle Mavis L artist	Los Angeles Directory Co.
1937	Ingle Nina V A	Los Angeles Directory Co.
1933	Prifogle Mary J slswn	Los Angeles Directory Co.
	JOHNSON Rena slswn	Los Angeles Directory Co.
	GIRARD Marie tel opr	Los Angeles Directory Co.
1929	WEAVER Howard B Leona B slsmn E A Featherstone Inc h	Los Angeles Directory Co.
	Engwer Clara wid E A	Los Angeles Directory Co.

4611 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	ELLIOTT Bessis wid C A	Los Angeles Directory Co.

FINDINGS

4612 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Eustrom Leroy O Mrs	Pacific Telephone
1962	Eustrom Leroy O Mrs	Pacific Telephone
1958	Eustrom Leroy O Mrs	Pacific Telephone
	Mc Cabe Emlee	Pacific Telephone
1951	Maubert Av Eustrom Leroy O Mrs r	Pacific Telephone & Telegraph Co.
	Maubert Av McCabe Emlee r	Pacific Telephone & Telegraph Co.
1942	BRINKER Sarah L wid K E	Los Angeles Directory Co.
	ROBERTSON Patricia M clk	Los Angeles Directory Co.
1937	BERG David S liquors	Los Angeles Directory Co.
	HANSEN Charlotte F Mrs bkpr Garfield Loan Co	Los Angeles Directory Co.
1933	JOHNSON Mary K Mrs	Los Angeles Directory Co.
	WALKER Frances B nurse	Los Angeles Directory Co.
	WALKER Irene Mrs	Los Angeles Directory Co.
1929	Tindale Lawrence J Lavina slsmn h	Los Angeles Directory Co.
1924	PETERS Maude E slswmn r	Los Angeles Directory Co.
	TAYLOR Florence E Mrs r	Los Angeles Directory Co.
	WHITE Della wid Frank h	Los Angeles Directory Co.

4613 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	o KAPUSHYAN S	Haines Company, Inc.
2000	KAPUSHYAN S	Haines & Company
1990	MARDIROSIAN HOREN	Pacific Bell
1986	GAMBARIAN GEVORK	Pacific Bell
1981	GALSTYAN ZARZAND	Pacific Telephone
1976	Burton Joyce I	Pacific Telephone
1942	Mc LAUGHLIN Chas Mayme gdnr CPD	Los Angeles Directory Co.
1937	Mc LAUGHLIN Chas Mayme E gdnr Park Dept	Los Angeles Directory Co.
1929	Callahan Edw F shoe mkr	Los Angeles Directory Co.
	BOLTON Fern nurse	Los Angeles Directory Co.

4614 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	TUNG DANIEL	Pacific Bell
1986	TUNG CHIN YAO	Pacific Bell
1976	Duffy Frank J	Pacific Telephone
1958	Duffy Frank J	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubrt Av Duffy Frank J r	Pacific Telephone & Telegraph Co.
	Maubrt Av Ash Ned R r	Pacific Telephone & Telegraph Co.
1942	Collum Lee A Maude slsmn	Los Angeles Directory Co.
1937	REINECKE Aug H	Los Angeles Directory Co.
	Jurs Judie	Los Angeles Directory Co.
	Jurs Helen J Mrs slswn	Los Angeles Directory Co.
1933	BOND Fred L Maude slsmn L A Leather Corp	Los Angeles Directory Co.
1924	Karnes John L mgr h	Los Angeles Directory Co.
	Comegno John J plastr	Los Angeles Directory Co.

4615 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GUROYAN Anahit	Haines Company, Inc.
2000	XXXX	Haines & Company
1981	KELLY MARION C	Pacific Telephone
1976	Kelly Marion C	Pacific Telephone
1951	Maubrt Av Bowman Marie r	Pacific Telephone & Telegraph Co.
1942	Sisk Henry M Clara meat ctr	Los Angeles Directory Co.
	RANKIN Douglas L Carrie mach	Los Angeles Directory Co.
	Sisk Helen A emp Earl F Shores	Los Angeles Directory Co.
	Sisk Dorothy P clk	Los Angeles Directory Co.
1937	DENNISON Herbt N Mabel L clk	Los Angeles Directory Co.
1929	Milne Geo G Sophie chf clk SP Co	Los Angeles Directory Co.
	MILNE Sophie sten	Los Angeles Directory Co.
1924	La Furgay Mae Mrs h	Los Angeles Directory Co.
	Schnoover Frank T slsmn r	Los Angeles Directory Co.

4617 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LLYWELYN BILLEE B	Pacific Bell
1981	LLWELYN BILLEE B	Pacific Telephone
1976	Llywelyn Billee B	Pacific Telephone
1951	Maubert Av Woerz Alta r	Pacific Telephone & Telegraph Co.
1942	HOUSMAN Claud T Bertha clk PO	Los Angeles Directory Co.
1937	HOUSMAN Claude T Berthea E clk	Los Angeles Directory Co.
1933	Jurs Helen J Mrs	Los Angeles Directory Co.
	Jurs Judith sten	Los Angeles Directory Co.
1924	r	Los Angeles Directory Co.

FINDINGS

4618 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	OHARASean	Haines Company, Inc.
	WESTCOTT C	Haines Company, Inc.
2000	SIMPSON Elizabeth	Haines & Company
	a 1/2 OHara Sean	Haines & Company
1986	REICH N	Pacific Bell
	VORNHOLT JOHN	Pacific Bell
1981	REICH N	Pacific Telephone
	VORNHOLTD JOHN	Pacific Telephone
1976	Barton Margaret C	Pacific Telephone
	Zepeda Jesse	Pacific Telephone
1951	Maubrt Av Thorpe Harry N r	Pacific Telephone & Telegraph Co.
1942	CLELAND Robt S Dorothy phys Childrens Hosp	Los Angeles Directory Co.
1937	Mackin Roy porter	Los Angeles Directory Co.
	Moye Elvis Florence porter	Los Angeles Directory Co.
	Rush Arlyiss B kitchenwkr	Los Angeles Directory Co.
	RUSH Ward Beulah slsmn	Los Angeles Directory Co.
	RUST Ward slsmn E R Lines	Los Angeles Directory Co.
	Schreiner Gladys F Mrs	Los Angeles Directory Co.
1933	Clavell Moses	Los Angeles Directory Co.
	Clavell Thos E Hazel G slsmn	Los Angeles Directory Co.
	Clavell Thos E jr clk	Los Angeles Directory Co.
	Fitchie Olive cook	Los Angeles Directory Co.
1929	HESS John musician	Los Angeles Directory Co.
	HESS Justus J Lillan	Los Angeles Directory Co.
1924	BENJAMIN Percy M slsmn h	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	STIRLING Frank slsmn E W Reynolds Co h	Los Angeles Directory Co.

4619 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ISKANYAN R	Haines Company, Inc.
2000	XXXX	Haines & Company
1990	BALASANYAN VARUZHAN	Pacific Bell
1986	KHAMBEKIAN SHOUSHANIK	Pacific Bell
1981	KHAMBEKIAN SHOUSHANIK	Pacific Telephone
1958	Housman Claud T	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubert Av Housman Claud T r	Pacific Telephone & Telegraph Co.
1937	Mc Kinley Robt R Adda photog R P Mc Kinley	Los Angeles Directory Co.
1933	Barsimontoy Jack florist	Los Angeles Directory Co.
	Barsimontoy Simha Mrs	Los Angeles Directory Co.
	Barismontov Jack florist	Los Angeles Directory Co.
1929	BRUCE Opal R slsldy	Los Angeles Directory Co.
1924	JOHNSON Henry J h	Los Angeles Directory Co.

4620 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	HARVEY Aaron	Haines Company, Inc.
1976	James Nick	Pacific Telephone
1951	Maubrt Av Williams Jack F r	Pacific Telephone & Telegraph Co.
	Maubrt Carter Nellie Mrs r	Pacific Telephone & Telegraph Co.
1942	FRANCIS Harriet wid C R	Los Angeles Directory Co.
	WILLIAMS John F Pearl slsmn	Los Angeles Directory Co.
	WILLIAMS Mildred clk	Los Angeles Directory Co.
1937	Bleiberg Murray L Betty slsmn State Furn Whse	Los Angeles Directory Co.
	WILLIAMS John F Pearl slsmn	Los Angeles Directory Co.
	WILLIAMS Mildred K beauty opr	Los Angeles Directory Co.
1933	Abramson Celia sten	Los Angeles Directory Co.
	Abramson Morris Lena gas sta	Los Angeles Directory Co.
	Strinkovsky Jacob Esther crmrywkr	Los Angeles Directory Co.
	WILLIAMS John F Pearl slsmn	Los Angeles Directory Co.
	WILLIAMS Mildred sten	Los Angeles Directory Co.
1929	Brockway Frank L Christina int decorator	Los Angeles Directory Co.
	Brockway Mabel V clk	Los Angeles Directory Co.
	PRICE Jessie M wid G D h	Los Angeles Directory Co.
	Rupert Etta C wid J E r	Los Angeles Directory Co.
	Rupert Merie beauty opr r	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

4621 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CHEN Ke	Haines Company, Inc.
2000	CHEN John	Haines & Company
1951	Maubrt Av Pasmanter Jack r	Pacific Telephone & Telegraph Co.
1942	Northern Chas R Thelma mech	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	NEAL Bernice Mrs	Los Angeles Directory Co.
1929	Bedilion Dean S Beulah M realest VANDERGRIFT Louise L wid C W h	Los Angeles Directory Co. Los Angeles Directory Co.
1924	Cletro John J Cletro & Burkhardt h	Los Angeles Directory Co.

4622 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1981	PRIDDY ALICE MRS	Pacific Telephone
1976	Priddy Alice Mrs	Pacific Telephone
1951	Maubrt Av Furman Wm S r	Pacific Telephone & Telegraph Co.
1942	WILLIAMS Walter Cath	Los Angeles Directory Co.
1937	SMITH Winfield F May V cartoonist SMITH Dorothy E SMITH Dawn I studiowkr	Los Angeles Directory Co. Los Angeles Directory Co. Los Angeles Directory Co.
1924	BAKER Arthur G h	Los Angeles Directory Co.

4623 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	MAUBERT AV 90027 CONT XXXX	Haines & Company Haines & Company
1976	Yanaga M M	Pacific Telephone
1942	CROFT Jerry V Jane driver	Los Angeles Directory Co.
1929	Bedilion Beulah bkpr Loftus Land Co	Los Angeles Directory Co.
1924	ALEN Nellie Mrs h	Los Angeles Directory Co.

4624 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1976	Woerz Alta	Pacific Telephone
1951	Maubrt Av Cassidy Ann M r	Pacific Telephone & Telegraph Co.
1942	Gordon Rufus H Mamie mach	Los Angeles Directory Co.
1937	Exley Maryon L Exley Fred J Britonart acct	Los Angeles Directory Co. Los Angeles Directory Co.
1929	Freno Anthony Virginia barber	Los Angeles Directory Co.
1924	h DAVIS Lawrence rent r	Los Angeles Directory Co. Los Angeles Directory Co.

FINDINGS

4625 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	SARIEGO IRVING A	Pacific Bell
1986	SARIEGO IRVING A	Pacific Bell
1976	Moran Michael J	Pacific Telephone
1951	Maubrt Av Dodsworth Lucille r	Pacific Telephone & Telegraph Co.
1942	MORGAN Jack O carmn SPCo	Los Angeles Directory Co.
1937	De Fraties Eunice I Mrs clk	Los Angeles Directory Co.
1924	Bullis Walter C Paramount Law & Adjustment Co h	Los Angeles Directory Co.
	r	Los Angeles Directory Co.

4626 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	GHEORGHU VASILE	Pacific Telephone
1937	MORRIS Thos C Mabel osteo	Los Angeles Directory Co.
1933	MORRIS Lillian Mrs	Los Angeles Directory Co.
1924	Gaw Wm A bkpr h	Los Angeles Directory Co.
	Strube Martha B h	Los Angeles Directory Co.

4627 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	LINK Louis	Haines & Company
1986	LAMBERT MICHAEL M	Pacific Bell
1951	Maubrt Av Isom May Mrs	Pacific Telephone & Telegraph Co.
1929	Mc Call Jos Grace	Los Angeles Directory Co.
1924	Haraszthy Agoston F real est h	Los Angeles Directory Co.
	Haraszthy Natalla actor r	Los Angeles Directory Co.

4628 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1981	KAPANJIAN VARTOUHIE	Pacific Telephone
1942	MORRIS Mary H wid T C	Los Angeles Directory Co.
	CLARKE Clara A wid S M	Los Angeles Directory Co.
1937	De Wandel Arth J Alice research wkr	Los Angeles Directory Co.
1933	Exley John F Britomart chauf	Los Angeles Directory Co.
1924	Lennox Susan J drsmkr h	Los Angeles Directory Co.

FINDINGS

4630 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1951	Maubert Av Paddock Eliot r	Pacific Telephone & Telegraph Co.
1942	CALVERT Ralph E Clara slsmn	Los Angeles Directory Co.
1929	ENGLAND Russell T Phylhs	Los Angeles Directory Co.
	HIGGINS Thos G Evelyn slsmn	Los Angeles Directory Co.
1924	GRAY Jeannette Mrs h	Los Angeles Directory Co.

4631 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	o BELASYANYerand	Haines Company, Inc.
2000	BELASYAN Yervand	Haines & Company
1990	GABERMAN EDW	Pacific Bell
1986	GABERMAN EDW	Pacific Bell
1981	GABERMAN EDW	Pacific Telephone
1976	Gaberman Edw	Pacific Telephone
1962	Swift Danl Mrs	Pacific Telephone
1958	Swift Danl Mrs	Pacific Telephone
1951	Maubert Av Swift Danl Mrs r	Pacific Telephone & Telegraph Co.

4632 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Mercado S	Pacific Telephone
1942	HOFFMAN John F Mary mach	Los Angeles Directory Co.
1937	AYRES Elmora A waiter	Los Angeles Directory Co.
	AYRES Wilbur E Pansy	Los Angeles Directory Co.
1929	CROSS Paul S Madeline slsmn	Los Angeles Directory Co.
1924	GRAHAM Harry J slsmn h	Los Angeles Directory Co.

4633 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	o KELESHYAN Akop	Haines Company, Inc.
2000	KELESHYAN Akop	Haines & Company
1990	MARTINEZ ROBERTO C	Pacific Bell
1986	MARTINEZ ROBERTO C	Pacific Bell
1981	QUIGLEY CLIFFORD W	Pacific Telephone
1976	Quigley Clifford W	Pacific Telephone
1951	Maubert Av Boeck Pearl S r	Pacific Telephone & Telegraph Co.
1942	Boeck Pearl S wid G H	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Schott Emily M	Los Angeles Directory Co.
1937	BECK Peail Mrs	Los Angeles Directory Co.
	Shott Mable	Los Angeles Directory Co.
1933	Beck Bertha Mrs	Los Angeles Directory Co.
1929	Harbitz Sophia A beauty opr	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.
	r	Los Angeles Directory Co.

4634 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1981	MCVEY NEIL R	Pacific Telephone
1976	Mc Vey Nell R	Pacific Telephone
1942	CALKINS Sarah L wid M K	Los Angeles Directory Co.
1929	KRUEGER Louis G Mariam slsmn	Los Angeles Directory Co.
	Eson Laura wid W T	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

4635 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2000	ALOYAN Venera	Haines & Company
1976	Lambert Michael M	Pacific Telephone
1958	Ansara Geo	Pacific Telephone
1951	Maubrt Av Ansara Geo r	Pacific Telephone & Telegraph Co.
1942	Ansara Geo N Syria carp	Los Angeles Directory Co.
	Ansara Roes G beauty opr	Los Angeles Directory Co.
1937	JONES Herman R slsmn D S Bread Co	Los Angeles Directory Co.
	JONES Orestes R Eliz A	Los Angeles Directory Co.
	JONES Salena B	Los Angeles Directory Co.
1933	JONES Orestes R Eliz	Los Angeles Directory Co.
1929	JONES Orestes R Eliz A cond	Los Angeles Directory Co.
	SMITH Henry H r	Los Angeles Directory Co.
	BRIGHT Wm A mattress mkr	Los Angeles Directory Co.
1924	JONES O R cond h	Los Angeles Directory Co.

4636 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	OAKES WESTON	Pacific Telephone
1976	Oakes Weston	Pacific Telephone
1942	HANNA Sarah emp Swift & Co	Los Angeles Directory Co.
1937	BURKE John H Beatrice A	Los Angeles Directory Co.
1929	WOLFSON Sanford L slsmn r	Los Angeles Directory Co.
	WOLFSON Hanrah H Mrs h	Los Angeles Directory Co.
	WOLFSON Morten K clk r	Los Angeles Directory Co.

4638 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	EDWARDS Wesley	Haines & Company
1981	MCGRAW JACK	Pacific Telephone
1976	Mc Graw Jack	Pacific Telephone
1951	Maubrt Av Bates Albert J r	Pacific Telephone & Telegraph Co.
1937	Kepsay Wm N artist	Los Angeles Directory Co.
	Kepsay Carl W Florence sub sta opr	Los Angeles Directory Co.
	FINK Emma M Mrs tchr City Sch	Los Angeles Directory Co.
1924	Le Sieur Harold A dentist h	Los Angeles Directory Co.

4639 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	o BATRAMYAN Ayi	Haines Company, Inc.
2000	BATRAMYAN Aykui	Haines & Company
1967	Ronnie Ethel Mary	Pacific Telephone
1962	Ronnie Ethel Mary	Pacific Telephone
1958	Ronnie Ethel Mary	Pacific Telephone
1951	Maubert Av Ronnie Ethel Mary r	Pacific Telephone & Telegraph Co.
1942	Swift Danl B Ruth E barber	Los Angeles Directory Co.
1937	Mac Kenzie Bertha Mrs smstrs	Los Angeles Directory Co.
	Mc KENZIE Andw	Los Angeles Directory Co.
1929	Van Dingstee Carl R Esther E supt Sta K PO h	Los Angeles Directory Co.
1924	KIMBALL Irene S Mrs h	Los Angeles Directory Co.

4640 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	CLARKE John Dora slsmn	Los Angeles Directory Co.
1933	Wold Theo restr	Los Angeles Directory Co.
1929	Ritter Frank B Dorothy linemn h	Los Angeles Directory Co.
	Donley Frank E phone installer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Mc KEE Arthur H slsmn Paige Company of Sou Cal h	Los Angeles Directory Co.

4641 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	o MALLOY A P	Haines Company, Inc.
2000	MALLOY A P	Haines & Company
1951	Maubrt Ward Virginia Mrs r	Pacific Telephone & Telegraph Co.
1942	OLSEN Anna E Mrs	Los Angeles Directory Co.
1937	LEWIS Marion I	Los Angeles Directory Co.
	LEWIS Minerva B wid F J	Los Angeles Directory Co.
	LEWIS Raymond C printer	Los Angeles Directory Co.
1929	Viebrock John G Lydia pharm Mc Colloch Drug Co r	Los Angeles Directory Co.
	Vibroek J G asst br mgr Mc Colloch Drug Co r	Los Angeles Directory Co.
1924	Hohmann Jos W h	Los Angeles Directory Co.

4642 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1951	Maubrt Av Fee Mary B r	Pacific Telephone & Telegraph Co.
1942	Fee Mary B wid T J	Los Angeles Directory Co.
	Hittle Dora I wid H A	Los Angeles Directory Co.
1933	Hulme Harold S Alma acct	Los Angeles Directory Co.
	Hulme Alma E with Gladding Mc Bean & Co	Los Angeles Directory Co.
1929	HANSON Mary W wid I H	Los Angeles Directory Co.
	MORRIS Thos C Mabel H osteo	Los Angeles Directory Co.
1924	Scaiefe Joe auto mech r	Los Angeles Directory Co.
	Silverman Harry H musician r	Los Angeles Directory Co.

4643 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	MESSINEO CARMELA MRS	Pacific Bell
1986	MESSINEO CARMELA MRS	Pacific Bell
1951	Maubrt Av Glassman Jos r	Pacific Telephone & Telegraph Co.
1942	GLAMSSMAN Jos Helen clk	Los Angeles Directory Co.
1937	DOUGLAS Geo L Ada F aud	Los Angeles Directory Co.
	DOUGLAS Pauline	Los Angeles Directory Co.
1933	LEWIS Carl A R slsmn	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	GONZALES Grace Mrs h	Los Angeles Directory Co.

4644 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Stiff Harriett W	Pacific Telephone
1951	Maubrt Av Stiff Harriett W r	Pacific Telephone & Telegraph Co.
1942	Mintz Saml A Carrie	Los Angeles Directory Co.
1937	Mintz Saml A	Los Angeles Directory Co.
1933	MINTZ Saml A Salina M	Los Angeles Directory Co.
1924	DOYLE Nicholas T painter r	Los Angeles Directory Co.
	DOYLE Elizabeth E Mrs h	Los Angeles Directory Co.
	Creek Margt T r	Los Angeles Directory Co.

4646 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CHOW YAN H	Pacific Bell
1986	CHOW YEN H	Pacific Bell
1981	CHOW YAN H	Pacific Telephone
1976	Chow Van H	Pacific Telephone
1929	STEVENS Mary E wid A L r	Los Angeles Directory Co.
	SIMPSON Marcella wid W L r	Los Angeles Directory Co.
	MITCHELL Susan E wid Edw	Los Angeles Directory Co.
1924	ANDERSON Lawrence E slsmn Reo Motor Car Co of Cal h	Los Angeles Directory Co.

4647 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1981	MESSINEO CARMELA MRS	Pacific Telephone
1976	Messineo Carmela Mrs	Pacific Telephone
1942	JONES Orestes R Eliz	Los Angeles Directory Co.
1937	Hutchinson Jane	Los Angeles Directory Co.
	Hutchinson John B Ada C pntr	Los Angeles Directory Co.
1933	GRAYSON Leona sten	Los Angeles Directory Co.
	HENRY John B Margt pntr	Los Angeles Directory Co.
1924	Guth Robt H messgr r	Los Angeles Directory Co.

4648 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	SORIA JOSEPH	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubrt Av Fesler S F r	Pacific Telephone & Telegraph Co.
1942	Haskins Luther A Mary driver	Los Angeles Directory Co.
1933	Arriola Jos Maria restrwkr	Los Angeles Directory Co.
1924	DAVIS Dowrick W slsmn h	Los Angeles Directory Co.
	DAVIS Victoria Mrs r	Los Angeles Directory Co.

Maubert Ave

4649 Maubert Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	TEMPLE MEDICAL SUPPLY	EDR Digital Archive
2010	TEMPLE MEDICAL SUPPLY	EDR Digital Archive

MAUBERT AVE

4649 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	SMITH Cabe H restr	Los Angeles Directory Co.
1937	Throop Lynn C Maude G pres Santa Clara Oil Development Co	Los Angeles Directory Co.
	Throop Maude	Los Angeles Directory Co.
	Wold Theo restr	Los Angeles Directory Co.
1933	Throop Lynn C Gertrude M clk	Los Angeles Directory Co.
	WARD Theo slsmn	Los Angeles Directory Co.
1929	Throop Lynn C Gertrude pres Santa Clara Oil & Dev co r	Los Angeles Directory Co.
1924	Troop Lynn C pres Santa Clara Oil & Develop Co r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.

4650 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LU JIU WU	Pacific Bell
1981	LU JIU WU	Pacific Telephone
1976	Lu Jiu Wu	Pacific Telephone
1951	Maubrt Av Bouchie Pearl D r	Pacific Telephone & Telegraph Co.
1942	Colbert Horace A Maude mach	Los Angeles Directory Co.
1937	Desmond Ludy E nurse	Los Angeles Directory Co.
1933	BROKAW Roy chauf	Los Angeles Directory Co.
	Hassad Electa A Mrs	Los Angeles Directory Co.
	Woodberg Maria Mrs	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Arnold Chester G Ada	Los Angeles Directory Co.
	Parent Virginia D actor	Los Angeles Directory Co.

Maubert Ave

4651 Maubert Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	MIHRAN ALBARYAN	EDR Digital Archive
	ILANGEZYAN LUSINE	EDR Digital Archive

MAUBERT AVE

4651 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubrt Av Haass Robt G r	Pacific Telephone & Telegraph Co.
	Maubrt Av Segafredo Rico M r	Pacific Telephone & Telegraph Co.
1942	Coontz Donald L mech	Los Angeles Directory Co.
	Coontz Lottie V wid C A	Los Angeles Directory Co.
	Coontz Robt L meter repr	Los Angeles Directory Co.
1937	Abramson Morris Lena gas sta 1528	Los Angeles Directory Co.
	Brill Meyer M Celia clo rentals	Los Angeles Directory Co.
1933	Deitrich Grover C Lucille	Los Angeles Directory Co.
	Deitrich Lucille A slswn	Los Angeles Directory Co.
	DIETRICH G C clk	Los Angeles Directory Co.
1929	GRAHAM Chester D pharm Owl Drug Co	Los Angeles Directory Co.
	GRAHAM Ella C wid Watson	Los Angeles Directory Co.
1924	GRAHAM C D r	Los Angeles Directory Co.
	GRAHAM E Cheste clk h	Los Angeles Directory Co.

4652 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	JAKUBSKI DANUTA	Pacific Bell
1986	JAKUBSKI DANUTA	Pacific Bell
1981	JAKUBSKI DANUTA	Pacific Telephone
1976	Jakubski Danuta	Pacific Telephone
1942	Unthank Ralph Mildred slsmn	Los Angeles Directory Co.
1937	JOHNSON Henry J	Los Angeles Directory Co.
	JOHNSON Eliz	Los Angeles Directory Co.
	JOHNSON Edith S clk	Los Angeles Directory Co.
	JOHNSON Edith E clk	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	WRIGHT Fred O Mary E msngr	Los Angeles Directory Co.
	SIMPSON Marcella wid Wm	Los Angeles Directory Co.
1929	WARWICK Geo W Mary whol produce	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
1924	Fulton Chester P barber r	Los Angeles Directory Co.

4653 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubrt Av Burson Georgie r	Pacific Telephone & Telegraph Co.
1942	MASON T Dillon Charlotte	Los Angeles Directory Co.
1933	Glusband Saml Marion North Vermont Pharmacy	Los Angeles Directory Co.
1929	DAVIDSON Chas H Mary G	Los Angeles Directory Co.

4654 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	KESIS Arus	Haines & Company
1986	KAZANCHYAN SIMON	Pacific Bell
1951	Maubrt Av Massa Amedio P r	Pacific Telephone & Telegraph Co.
1942	Ardrey Jas M auto wkr	Los Angeles Directory Co.
	DICKENS Robt L Sadie slsmn	Los Angeles Directory Co.
1937	Buchhein Evelyn F phys	Los Angeles Directory Co.
1929	Theess Henry W Marie int decorator h	Los Angeles Directory Co.
1924	ANDERSON Werner auto opr h	Los Angeles Directory Co.

4655 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubrt Clarke Elon J r	Pacific Telephone & Telegraph Co.
1942	FREEMAN Hascle L slsmn W I Hollingsworth & Co	Los Angeles Directory Co.
1937	FREEMAN Hascie L slsmn W I Hollingsworth & Co	Los Angeles Directory Co.
1933	FREEMAN Hascle L Marian slsmn W I Hollingsworth & C	Los Angeles Directory Co.
1924	FREEMAN Hascle L slsmn W I Hollingsworth Co h	Los Angeles Directory Co.

4656 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	TERMELKONIAN Sarkis	Haines & Company
1990	TER-MELKONIAN SARKIS	Pacific Bell
1981	LALIKIAN HOVANES A	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubrt Av Davis Grace R r	Pacific Telephone & Telegraph Co.
1942	WILLIAMS Faye B tchr Pub Sch	Los Angeles Directory Co.
	MARCH Lydia A wid D K	Los Angeles Directory Co.
1929	BARTON Wm B Marian lawyer	Los Angeles Directory Co.
1924	TAYLOR Normand C real est h	Los Angeles Directory Co.
	TAYLOR Ruth A photo player r	Los Angeles Directory Co.
	TAYLOR Ivah M clk r	Los Angeles Directory Co.

4657 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubrt Av Dean Leslie C r	Pacific Telephone & Telegraph Co.
1942	DEAN Leslie C Zelma slsmn SPL Co	Los Angeles Directory Co.
1937	CULP Eva D Mrs bkpr LAG & E Corp	Los Angeles Directory Co.
1929	Coontz Edna B	Los Angeles Directory Co.
1924	Mc GUIRE C J clk h	Los Angeles Directory Co.

4658 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1986	SHAMLIAN AVETIS	Pacific Bell
1981	KHATCHERIAN VARTKES	Pacific Telephone
1976	Maxwell Esther L	Pacific Telephone
1951	Maubrt Av Carr Dorothy r	Pacific Telephone & Telegraph Co.
1942	JONES Cora L wid H A	Los Angeles Directory Co.
1937	SMITH Ruel D clk	Los Angeles Directory Co.
	SMITH Ray D Elma F clk	Los Angeles Directory Co.
1933	Arvanis Peter Antionette barber	Los Angeles Directory Co.
1924	ROBBINS Wm G Webber Chemical Co h	Los Angeles Directory Co.

4659 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Maubrt Av Jenkins Margaret r	Pacific Telephone & Telegraph Co.
1942	JENKINS Margt	Los Angeles Directory Co.
	HAHN Rose wid Wm	Los Angeles Directory Co.
1937	HAHN Rose wid W H	Los Angeles Directory Co.
	Jenkins Margt Maid	Los Angeles Directory Co.
1924	Mc MAHON FRANKLIN H Natl Adv Mgr L A Examiner r	Los Angeles Directory Co.

FINDINGS

4660 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	ARZUMANYAN Isaak	Haines & Company
1951	Maubrt Giblin Dorothy M r	Pacific Telephone & Telegraph Co.
1942	Nicola Anthony Marie slsmn	Los Angeles Directory Co.
	Nicola Geo A phys	Los Angeles Directory Co.
1937	ALDRICH Homer Dells mgr Ford Transfer Co	Los Angeles Directory Co.
1929	Winnett Belle wid Scott r	Los Angeles Directory Co.
1924	De Paolo Peter h	Los Angeles Directory Co.

4662 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	MITCHELL Susie E Mrs	Los Angeles Directory Co.

4676 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Manning Florence M nurse	Los Angeles Directory Co.

4682 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Mc Cabe Em Lee tel opr	Los Angeles Directory Co.

4685 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Ansara Michl G asmlr MRCo	Los Angeles Directory Co.

4614 1/2 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	DUFFY FRANK J	Pacific Bell

4618 1/2 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	O HARA SEAN	Pacific Bell

4635 1/2 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	H & G RECORD MFR	Pacific Bell

4651 1/2 MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	AHN KYUNG	Pacific Bell

FINDINGS

N VERMONT AVE

1515 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	KAISER PERMANENTE MEDICAL CARE PROGRAM HEALTH PLAN BELIFLOWER BELLFLOWER	Pacific Telephone

N Vermont Ave

1528 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	QUIZNOS	EDR Digital Archive
	ROBEKS CORPORATION	EDR Digital Archive
2010	GRIND ITS A	EDR Digital Archive
	PROGRESS MINORITY INC	EDR Digital Archive
	ROBEKS CORPORATION	EDR Digital Archive
	QUIZNOS	EDR Digital Archive

N VERMONT AVE

1528 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GRINDITSA	Haines Company, Inc.
	QUIZNOSSUB	Haines Company, Inc.
	ROBEKS	Haines Company, Inc.
	ZTG INC	Haines Company, Inc.
1990	WELLS FARGO BANK NA BRANCH OFFICES LOS ANGELES SUNSET VERMONT LOS ANGELE	Pacific Bell
1986	CROCKER NATIONAL BANK BRANCH OFFICES LA CITY	Pacific Bell
1981	PROGRESS MINORITY INC	Pacific Telephone
1976	Baces Hall	Pacific Telephone
	Southern Cross Gems	Pacific Telephone
1971	Baces Hall Catering	Pacific Telephone
1967	Armon Sim Catering	Pacific Telephone
	Baces Hall Hollywood catrers	Pacific Telephone
1962	Armon Sim catrer	Pacific Telephone
	BACES HALL Hollywood catrers	Pacific Telephone
1958	Baces Hall	Pacific Telephone
1942	Corkhill John E Violet auto repr	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Geffe Murray Florence gas sta	Los Angeles Directory Co.
1937	Corkhill John E auto repr	Los Angeles Directory Co.
1933	Abramson Morris Lena gas sta	Los Angeles Directory Co.
1929	Corkhill John E Violet garage	Los Angeles Directory Co.
1924	Aton Loskamp & Uecker A T Aton A P Loskamp C F Uecker auto reprs	Los Angeles Directory Co.

N Vermont Ave

1530 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BULGARAN-AMERICAN CULTURAL CTR	EDR Digital Archive
2010	BOLGARIAN CULTURAL CENTER	EDR Digital Archive

N VERMONT AVE

1530 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BOLGARIAN CULTURAL CENTER	Haines Company, Inc. Haines Company, Inc.
1990	BULGARIAN AMERICAN CULTURAL & EDUCATIONAL SOCIETY	Pacific Bell
1986	BULGARIAN AMERICAN CULTURAL & EDUCATIONAL SOCIETY	Pacific Bell
1981	BULGARIAN AMERICAN CULTURAL & EDUCATIONAL SOCIETY	Pacific Telephone
1976	Bulgarian American Cultural & Educational Society	Pacific Telephone
1971	Bulgarian American Cultural & Educational Society	Pacific Telephone
1967	Bulgarian American Cultural & Educational Society	Pacific Telephone
1962	Bulgarian American Culture Educational Society	Pacific Telephone
	Bulgarian American Culture Educational Society	Pacific Telephone
1958	Bulgarian American Culture Educational Society	Pacific Telephone
	The Health Pantry	Pacific Telephone

FINDINGS

N Vermont Ave

1531 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DEVINE DAVID B	EDR Digital Archive
2010	DEVINE DAVID B	EDR Digital Archive

N VERMONT AVE

1531 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SQUARE	Haines Company, Inc.
	BARNSDALL	Haines Company, Inc.
1990	KEY HOUSE	Pacific Bell
1986	KEY HOUSE	Pacific Bell
1981	KEY HOUSE	Pacific Telephone
1976	KEY HOUSE	Pacific Telephone
	Cobblers Bench	Pacific Telephone

N Vermont Ave

1533 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NATIONAL STORES INC	EDR Digital Archive
2010	PAREDES FALLAS	EDR Digital Archive
	STORES INC NATIONAL	EDR Digital Archive

N VERMONT AVE

1533 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	THRIFTY DRUG STORES LOS ANGELES AREA STORES	Pacific Bell
1986	THRIFTY DRUG & DISCOUNT STORES LOS ANGELES AREA STORES-	Pacific Bell
1981	THRIFTY DRUG & DISCOUNT STORES LOS ANGELES AREA STORES VERMONT & SUNSET	Pacific Telephone
1976	Stores Coffee Shops Vermont & Sunset	Pacific Telephone
	THRIFTY DRUG STORES CO INC Contd Stores Los Angeles Contd	Pacific Telephone
	Stores Los Angeles Vermont & Sunset	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	THRIFTY DRUG STORES CO INC Contd Stores Los Angeles Contd	Pacific Telephone
1971	THRIFTY DRUG STORES CO INC Coffee Shops	Pacific Telephone
	Vermont & Sunset	Pacific Telephone
	THRIFTY DRUG STORES CO INC Other Los Angeles Stores	Pacific Telephone
	Vermont & Sunset	Pacific Telephone
1967	THRIFTY DRUG STORES CO INC	Pacific Telephone
	Los Angeles Stores Vermont & Sunset	Pacific Telephone
	THRIFTY DRUG STORES CO INC	Pacific Telephone
	Los Angeles Stores Fountain	Pacific Telephone
1962	THRIFTY DRUG STORES CO INC Los Angeles	Pacific Telephone
	Vermont & Sunset	Pacific Telephone
	THRIFTY DRUG STORES CO INC Los Angeles	Pacific Telephone
	Vermont & Sunset Fountain	Pacific Telephone

N Vermont Ave

1534 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	WELLS FARGO BANK NATIONAL ASSN	EDR Digital Archive
	ALL WORK WATER DAMAGE REPAIR	EDR Digital Archive
2010	WELLS FARGO BANK NATIONAL ASSN	EDR Digital Archive

N VERMONT AVE

1534 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	WELLSFRGO	Haines Company, Inc.

1540 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Daily Racing Form	Pacific Telephone
	Genl Ofc	Pacific Telephone
	Daily Racing Form	Pacific Telephone
	Circulation Dept	Pacific Telephone
	Racing Form Daily Racing Form	Pacific Telephone
	TRIANGLE PUBLICATIONS INC Daily Racing Form	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Daily Racing Form	Pacific Telephone
	Genl Ofc	Pacific Telephone
	Daily Racing Form	Pacific Telephone
	Circulation Dept	Pacific Telephone
	Racing Form Daily Racing Form	Pacific Telephone
	Daily Racing Form	Pacific Telephone
	TRIANGLE PUBLICATIONS INC	Pacific Telephone
1958	Daily Racing Form Genl Ofc	Pacific Telephone
	Circulation Dept	Pacific Telephone
	Racing Form Daily Racing Form	Pacific Telephone
	Triangle Publications Newspaper Div	Pacific Telephone
1942	PACIFIC Daily Racing Form	Los Angeles Directory Co.
1933	Cushing Jane H confy	Los Angeles Directory Co.

N Vermont Ave

1541 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PAYLESS SHOESOURCE INC	EDR Digital Archive
2010	PAYLESS SHOESOURCE INC	EDR Digital Archive

N VERMONT AVE

1541 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	STORES	Haines Company, Inc.
	PAYLESSSHOE	Haines Company, Inc.
1990	PAYLESS SHOE STORES	Pacific Bell
1986	PAYLESS SHOE STORES	Pacific Bell
1976	KARLS SHOE STORES LTD	Pacific Telephone
	Los Angeles Stores	Pacific Telephone
1971	KARLS SHOE STORES LTD Los Angeles & Orange County Stores	Pacific Telephone
1967	KARLS SHOE STORES Los Angeles Stores	Pacific Telephone
1958	Karls Shoe Store	Pacific Telephone

FINDINGS

N Vermont Ave

1543 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	RUBIOS SALON	EDR Digital Archive

N VERMONT AVE

1543 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SALON	Haines Company, Inc.
	HEADZBEAUTY	Haines Company, Inc.
1990	SEE S CANDIES SHOPS	Pacific Bell
1981	SEE S CANDY SHOPS INC GENERAL	Pacific Telephone
1971	SEES CANDY SHOPS INC Los Angeles Shops	Pacific Telephone
1967	SEES CANDY SHOPS INC Hawthorne	Pacific Telephone
1958	CALIF FEDERAL SAVINGS & LOAN ASSN	Pacific Telephone
	Hollywood & Vermont Br	Pacific Telephone

N Vermont Ave

1547 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DAYANS FRENCH STYLE CLOTHING	EDR Digital Archive
	HOLLYWOOD JEWELRY LOAN	EDR Digital Archive
2010	HOLLYWOOD JEWELRY LOAN	EDR Digital Archive
	DAYANS FRENCH STYLE CLOTHING	EDR Digital Archive

N VERMONT AVE

1547 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	STYLE	Haines Company, Inc.
	DAYANS FRENCH	Haines Company, Inc.
1990	ELEGANT BOUTIQUE	Pacific Bell
1986	ELEGANT BOUTIQUE	Pacific Bell
1981	BOUTIQUE	Pacific Telephone
1971	Millers Camera Shop	Pacific Telephone
1967	Millers Camera Shop	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Millers Camera Shop	Pacific Telephone
1958	Millers Camera Supplies	Pacific Telephone

N Vermont Ave

1549 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	KIM GARDEN	EDR Digital Archive
2010	KIM GARDEN	EDR Digital Archive

N VERMONT AVE

1549 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	KIM GARDEN	Haines Company, Inc.
1986	HIGSENSE CHILDRENS WEAR	Pacific Bell
1981	SIMONS JEWELERS	Pacific Telephone
1976	WUERTZ M JEWELERS	Pacific Telephone
	Wertz M Jewelers	Pacific Telephone
1971	Wertz M Jewelers	Pacific Telephone
	WUERTZ M JEWELERS	Pacific Telephone
1967	Wertz M Jewelers	Pacific Telephone
	WUERTZ M JEWELERS	Pacific Telephone
1962	Wertz M Jewelers	Pacific Telephone
	WUERTZ M JEWELERS	Pacific Telephone
1958	Wuertz M Jewelers	Pacific Telephone

1550 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	WAMSLEY Burr Jasoba asst mgr Herberts Drive In Inc	Los Angeles Directory Co.
	GREEN Warren L	Los Angeles Directory Co.
1937	Cortez Lupe	Los Angeles Directory Co.
	Topete Geo Mary restrwkr	Los Angeles Directory Co.
1933	MERRYMAN Hazel J Rev mental science pract	Los Angeles Directory Co.
1929	REIDER Max Pauline jwlr	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	REIDER Nathan lab r	Los Angeles Directory Co.
1924	Litzky Abe h	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Silverman Bertha cdk r	Los Angeles Directory Co.
	Silverman Cloc clk r	Los Angeles Directory Co.

N Vermont Ave

1551 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JDK INT L COMPANY INC	EDR Digital Archive
	O 2 SCRUBBS ETC	EDR Digital Archive
2010	O 2 SCRUBBS ETC	EDR Digital Archive
	JDK INT L COMPANY INC	EDR Digital Archive

N VERMONT AVE

1551 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	& LOAN	Haines Company, Inc.
	HOLLYWD JEWELRY	Haines Company, Inc.
	LIM GEORGE DMD	Haines Company, Inc.
1990	ABBEY-FOSTER	Pacific Bell
1986	MARTIN RENTS	Pacific Bell
1981	ABBEY MEDICAL RETAIL STORES	Pacific Telephone
1976	Lowes Gifts	Pacific Telephone
	HOLLYWOOD VERMONT HARDWARE INC	Pacific Telephone
1971	Hollymont Hardware	Pacific Telephone
	HOLLYWOOD VERMONT HARDWARE INC	Pacific Telephone
	Bernadines Gifts	Pacific Telephone
1967	Hollymont Hdwe	Pacific Telephone
	HOLLYWOOD VERMONT HDWE INC	Pacific Telephone
1962	Hollymont Hdwe	Pacific Telephone
	Hollywood VERMONT HOWE	Pacific Telephone
1958	HOLLYwood VERMONT HDWE	Pacific Telephone
	Vermont Hollywood Hdwe	Pacific Telephone

1552 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Walker Irena J Mrs	Los Angeles Directory Co.
	WALKER Frances E nurse	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Walker Gertrude L mdse marker	Los Angeles Directory Co.
1933	Jette Delia wid S R	Los Angeles Directory Co.
	Jette Laurent R clk	Los Angeles Directory Co.
1929	PETTERSON Lilian E wid L D	Los Angeles Directory Co.
1924	Floudes Eva Mrs clk h	Los Angeles Directory Co.
	WHITE Marguerite F steno r	Los Angeles Directory Co.

N Vermont Ave

1553 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	KORMAN ENTERPRISES CO INC	EDR Digital Archive

N VERMONT AVE

1553 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	TIME O MAX ONE HOUR PHOTO	Haines Company, Inc. Haines Company, Inc.
1990	TIME-O-MAX ONE HOUR PHOTO	Pacific Bell
1986	TLME-O-MAX ONE HOUR PHOTO	Pacific Bell
1981	SPARKLING CLEANERS MAIN OFC & PLANT INGLEWOOD	Pacific Telephone
1976	Sparkling Cleaners	Pacific Telephone
1971	Sparkling Cleaners	Pacific Telephone
1967	Sparkling Cleaners	Pacific Telephone
1962	Sparkling Cleaners	Pacific Telephone
1958	Sparkling Clnrs	Pacific Telephone
	THRIFTY DRUG STORES CO INC Other Los Angeles Stores Vermont & Sunset Fountain	Pacific Telephone Pacific Telephone
	THRIFTY DRUG STORES CO INC Other Los Angeles Stores Vermont & Sunset	Pacific Telephone

1554 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Longmoor Saml H Capitola custodian Pub Sch	Los Angeles Directory Co.
1937	HALL Ira C Helen G driver	Los Angeles Directory Co.
	Lovret Wm H dishwasher	Los Angeles Directory Co.
	WRIGHT Della Mrs	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Croner Agnes B music tchr	Los Angeles Directory Co.
	Hundt Charlotte Mrs	Los Angeles Directory Co.
	Hunt Carl D lab	Los Angeles Directory Co.
	Buissert Agnes music tchr	Los Angeles Directory Co.
1929	Buisseret Alf P	Los Angeles Directory Co.
	Moray Alma P bkpr UCLA	Los Angeles Directory Co.
1924	ADAMS Jas slsmn J W Robinson Co r	Los Angeles Directory Co.
	MARKS Robt M asst treas Metzler & Company h	Los Angeles Directory Co.

N Vermont Ave

1555 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SERVPRO	EDR Digital Archive
	VISION QUEST ENTERTAINMENT INC	EDR Digital Archive
	INTERNATIONAL ACADEMY OF DETOX	EDR Digital Archive
	SPIRULINA RECORDS INC	EDR Digital Archive
	CARPIO TAX SERVICE	EDR Digital Archive
2010	SPIRULINA RECORDS INC	EDR Digital Archive
	INTERNATIONAL ACADEMY OF DETOX	EDR Digital Archive
	GLOBAL SLV TRANSLATION	EDR Digital Archive
	KITSINIAN MEROUJAN	EDR Digital Archive
	ADAMIAN DIANA	EDR Digital Archive
	KINGSTONE GIFTS	EDR Digital Archive
	ANGELS GIFT & MAILBOX	EDR Digital Archive
	CITIHEALTH SERVICES INC	EDR Digital Archive

N VERMONT AVE

1555 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	KINGSTON MAIL	Haines Company, Inc.
	AND GIFT	Haines Company, Inc.
1990	DONG SOO SHIN	Pacific Bell
1986	DEMAs LUGGAGE & GIFT	Pacific Bell
1981	KYUNG CHUN DENAS LUGGAGE & GIFT	Pacific Telephone
1976	DEMAs LUGGAGE	Pacific Telephone
	Demas Trading Co	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Modern Partitions Inc	Pacific Telephone
1971	SABIN CARPET CO	Pacific Telephone
	Sabins Carpet Co	Pacific Telephone
1967	SABIN CARPET CO	Pacific Telephone
	Sabins Carpet Co	Pacific Telephone
1962	Sabins Carpet Co	Pacific Telephone
	Sabins Carpet Co	Pacific Telephone
1958	Sabins Carpet Co	Pacific Telephone

1556 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Glusband Eug	Los Angeles Directory Co.
	Glusband Victor	Los Angeles Directory Co.
1937	Glusband Eug	Los Angeles Directory Co.
	Glusband Victor	Los Angeles Directory Co.
1933	BRADY John F Eliz J	Los Angeles Directory Co.
	BRADY John M studiowkr	Los Angeles Directory Co.
	BRADY Rosemary nurse	Los Angeles Directory Co.
1929	Brady Alice L sten	Los Angeles Directory Co.
	BRADY John F Jane E	Los Angeles Directory Co.
	BRADY John M film ctr	Los Angeles Directory Co.
	BRADY Rosemary nurse	Los Angeles Directory Co.
	MURPHY Sadie K nurse	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.
	Mach Frank W dftsmn r	Los Angeles Directory Co.

1560 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Stephan Edmond A contr	Pacific Telephone
1937	Cortez Alice atdt Cedars of Lebanon Heap	Los Angeles Directory Co.

1582 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Corkhill John E Violet auto repr	Los Angeles Directory Co.

N Vermont Ave

1600 N Vermont Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JPMORGAN CHASE BANK NAT ASSN	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	JPMORGAN CHASE BANK NAT ASSN	EDR Digital Archive

N VERMONT AVE

1531 1/2 N VERMONT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	COBBLERS BENCH	Pacific Bell
1981	COBBLERS BENCH	Pacific Telephone

N VERMOUNT AVE

1541 N VERMOUNT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	KARL S SHOE STORES LTD LOS ANGELES STORES	Pacific Telephone

RODNEY DR

1600 RODNEY DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	WHITE Helen emp E F Hutton & Co	Los Angeles Directory Co.

VERMONT AVE N

1528 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

1531 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 BARNSDALL SQUARE	Haines & Company

1533 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PAREDES FALLAS	Haines & Company

1534 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	WELLS FRGO	Haines & Company

FINDINGS

1540 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	N Vermnt Daily Racing Form circulation dept	Pacific Telephone & Telegraph Co.
	N Vermnt Daily Racing Form genl ofc	Pacific Telephone & Telegraph Co.
	N Vermnt Av Triangle Publications Newspaper Div	Pacific Telephone & Telegraph Co.
	N Vermnt Racing Form Daily Racing Form	Pacific Telephone & Telegraph Co.

1541 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PAYLESS SHOE STORES	Haines & Company

1543 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	SUNNY BEAUTY SALON	Haines & Company
	SUNNY BEAUTY SALON	Haines & Company

1547 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	DAYANS FRENCH STYLE	Haines & Company

1549 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	KIM GARDEN	Haines & Company

1551 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	EXPRESS MEDICAL EAUIPMENT SPLY	Haines & Company
	CHILDREN & ADULTS MEDICAL GROUP	Haines & Company
	CALIF REFERENCE LAB	Haines & Company
	CA DENTAL	Haines & Company
	CA DENTAL	Haines & Company
	CA CLINICAL MANAGEMENT CO	Haines & Company

1553 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	TIME O MAX PHOTO	Haines & Company

1555 VERMONT AVE N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	KINGSTON GIFTS	Haines & Company

FINDINGS

W MAUBERT AVE

4618 1/2 W MAUBERT AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	O HARA SEAN	Pacific Bell

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

4645 ½, 4637 and 4629
Maubert Avenue

Address Not Identified in Research Source

2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched

1515 N VERMONT AVE

Address Not Identified in Research Source

2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1528 N VERMONT AVE

2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1528 N Vermont Ave

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1528 VERMONT AVE N

2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1530 N VERMONT AVE

2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1530 N Vermont Ave

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1531 1/2 N VERMONT AVE

2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

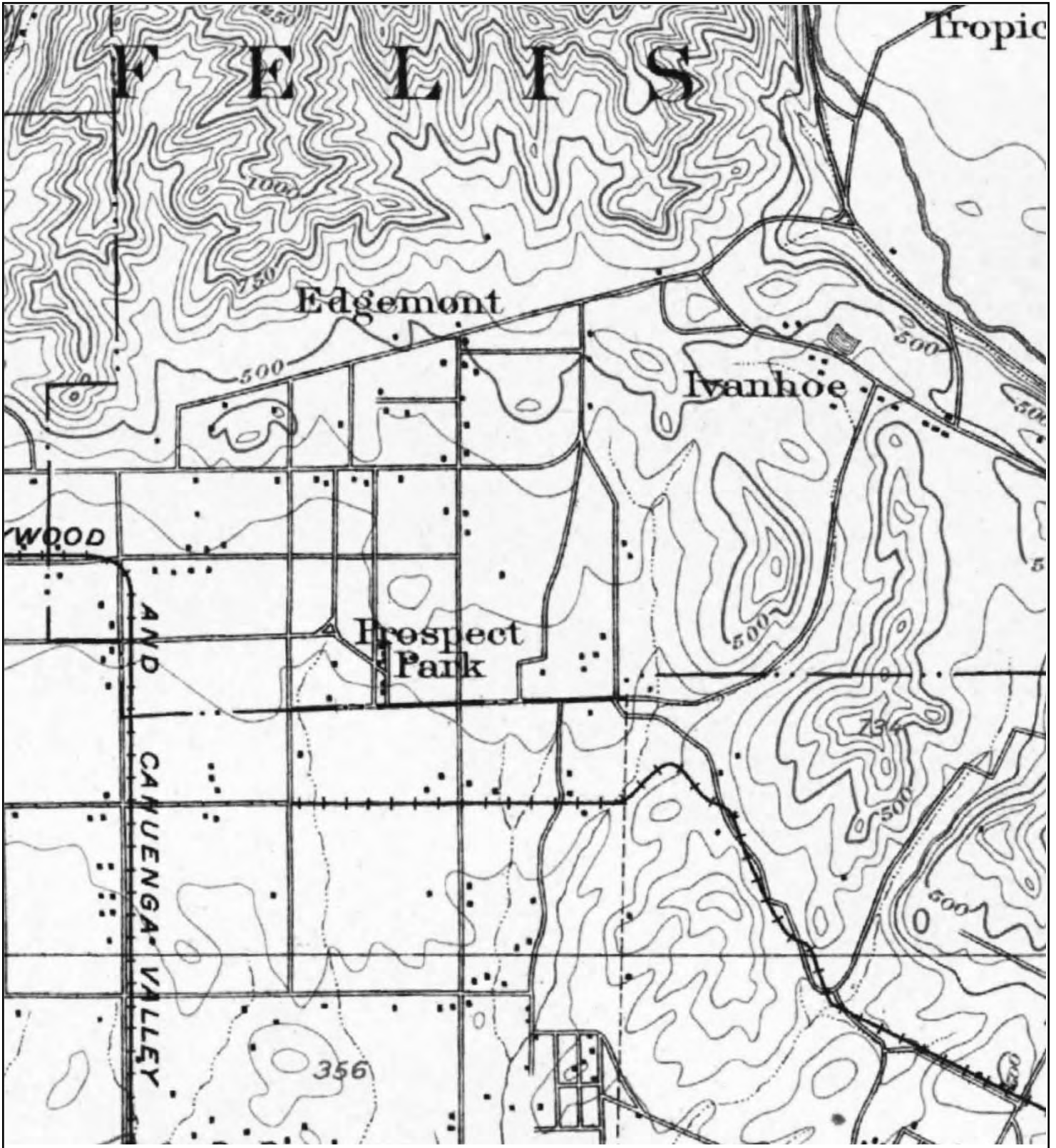
FINDINGS

Address Researched

4685 MAUBERT AVE

Address Not Identified in Research Source

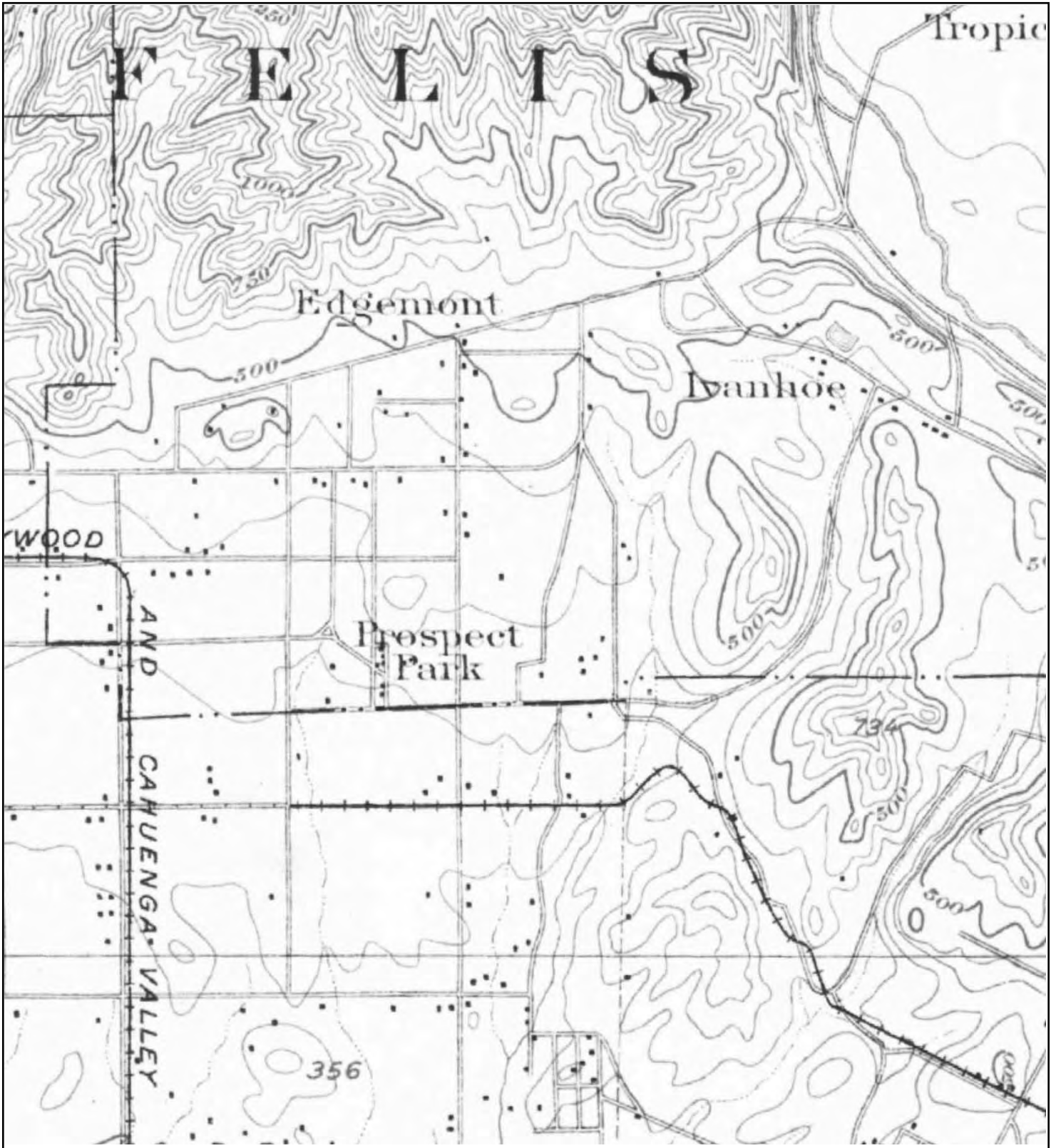
2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920



TP, Los Angeles, 1894, 15-minute



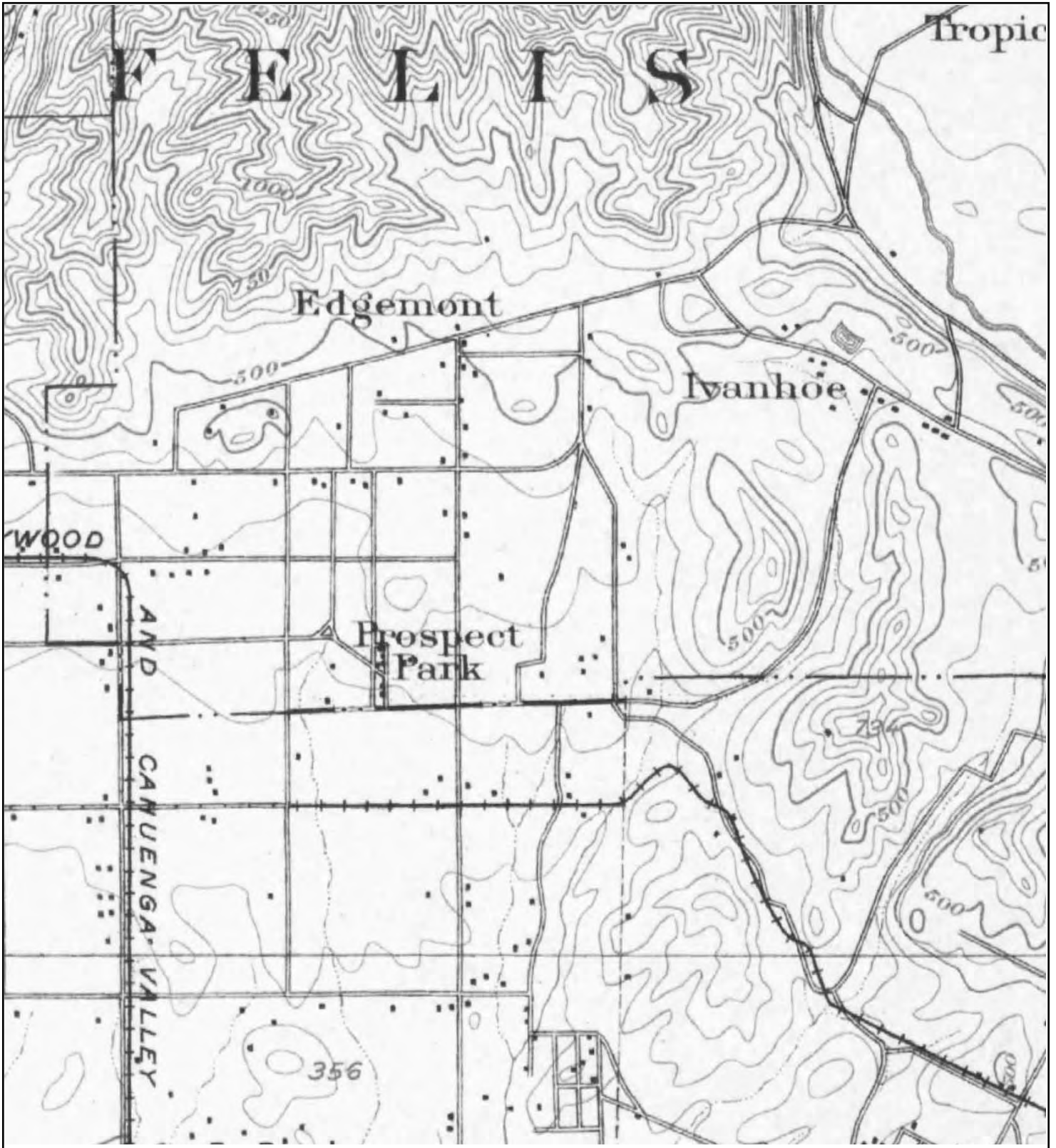
Key: Subject Property 



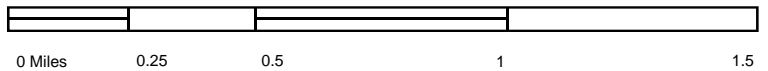
TP, Santa Monica, 1896, 15-minute



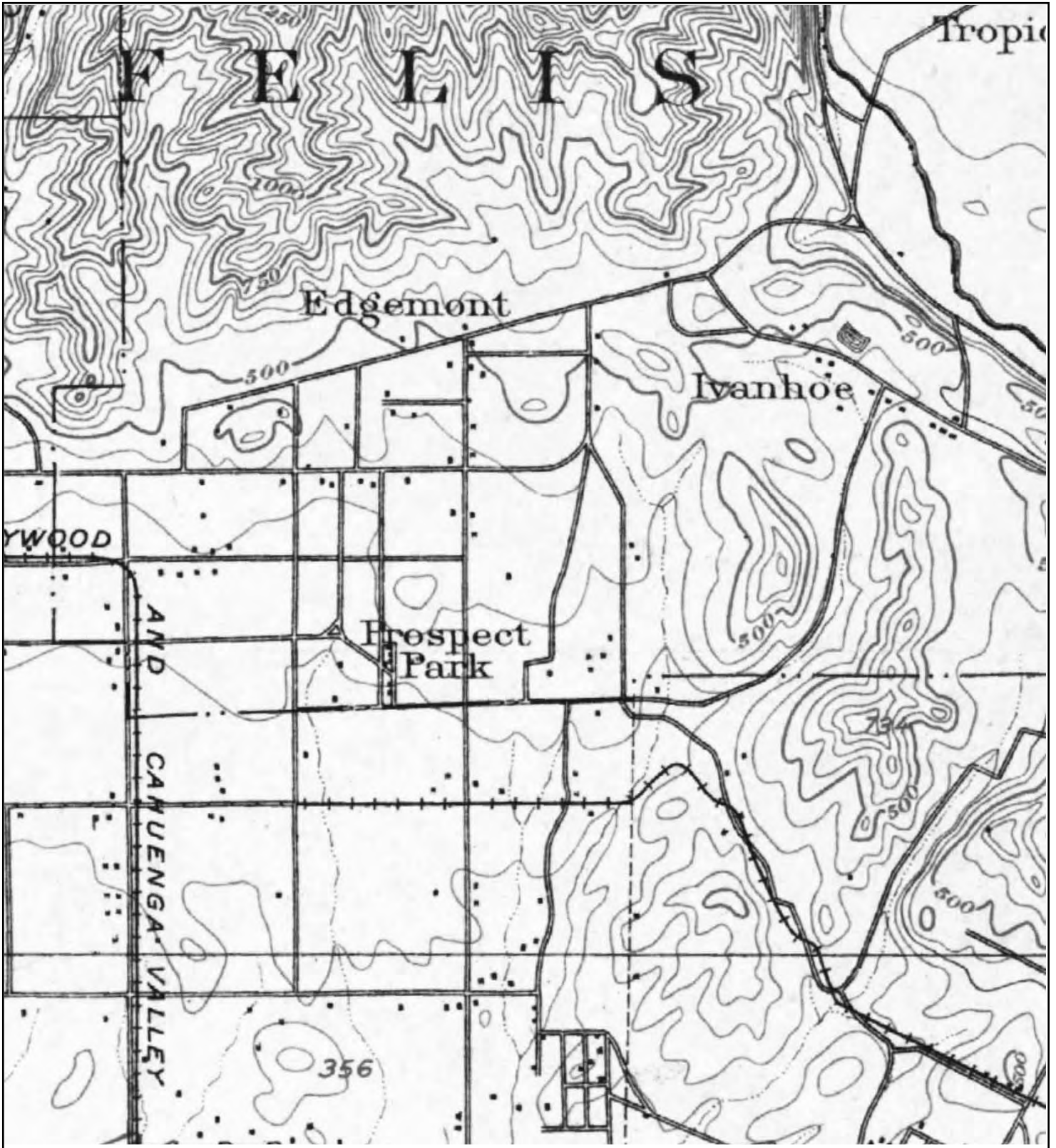
Key: Subject Property 



TP, Santa Monica, 1898, 15-minute



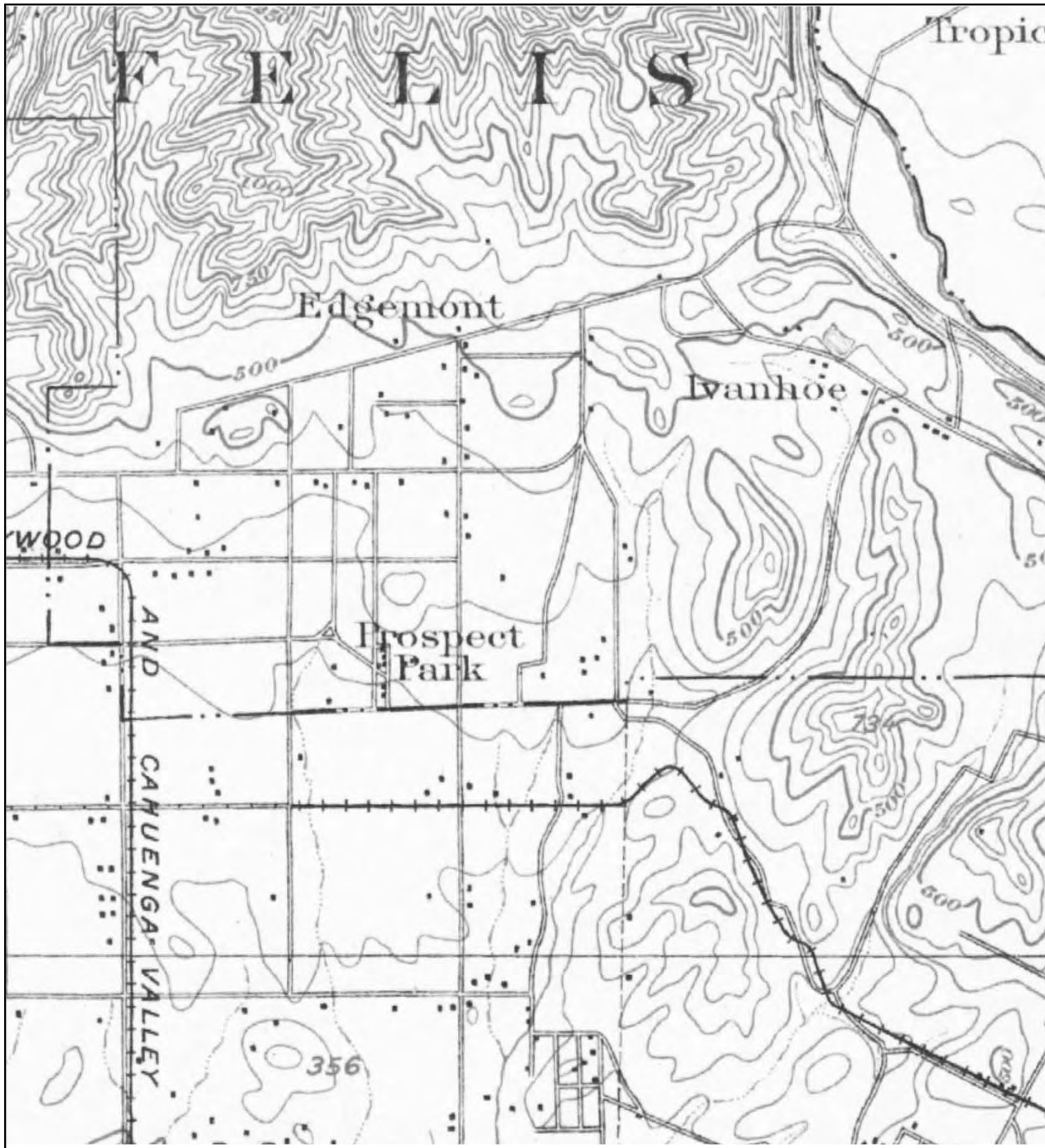
Key: Subject Property 



TP, Los Angeles, 1900, 15-minute



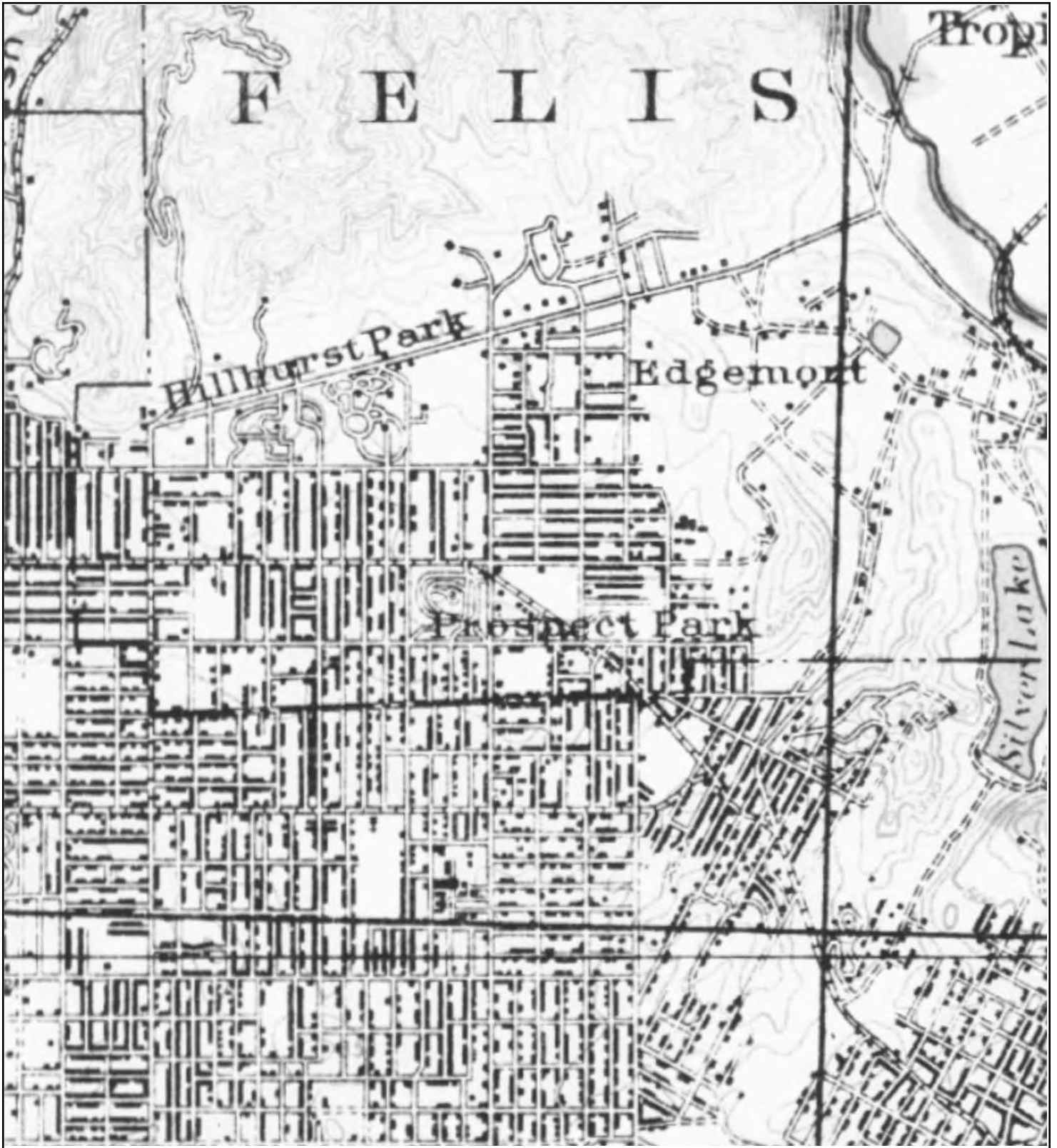
Key: Subject Property 



TP, Santa Monica, 1902, 15-minute



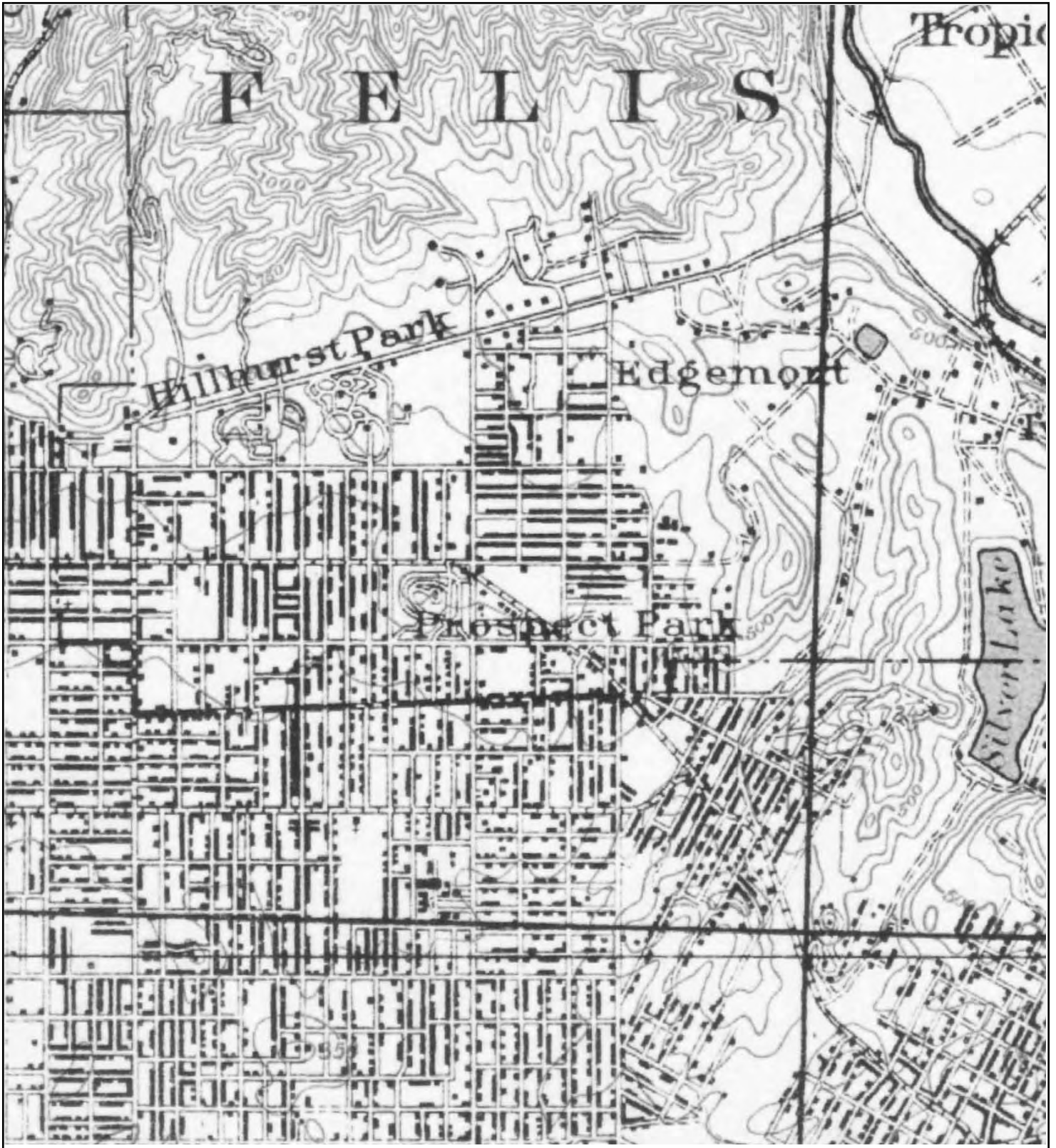
Key: Subject Property 



TP, SANTA MONICA, 1920, 15-minute



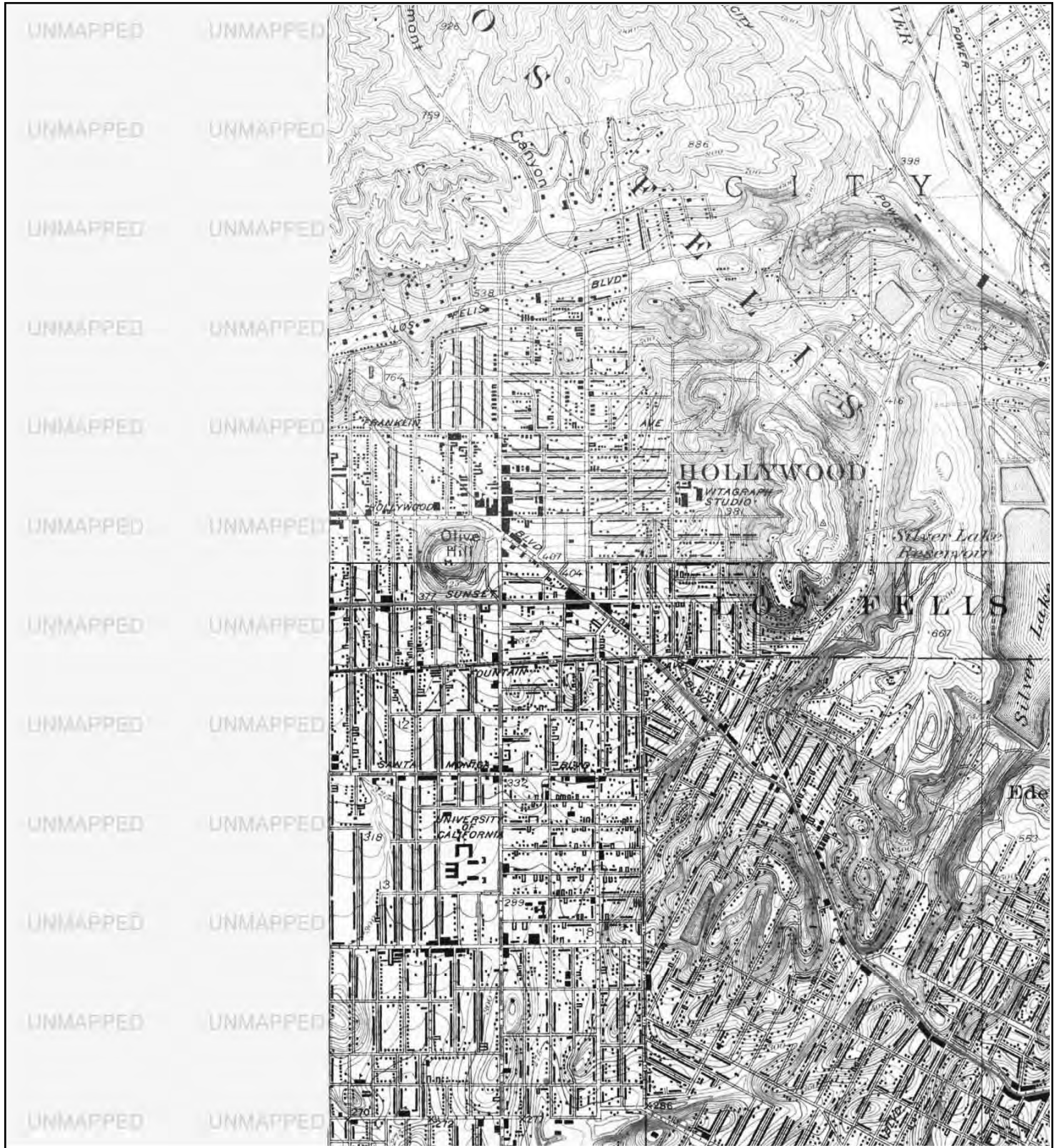
Key: Subject Property 



TP, Santa Monica, 1921, 15-minute



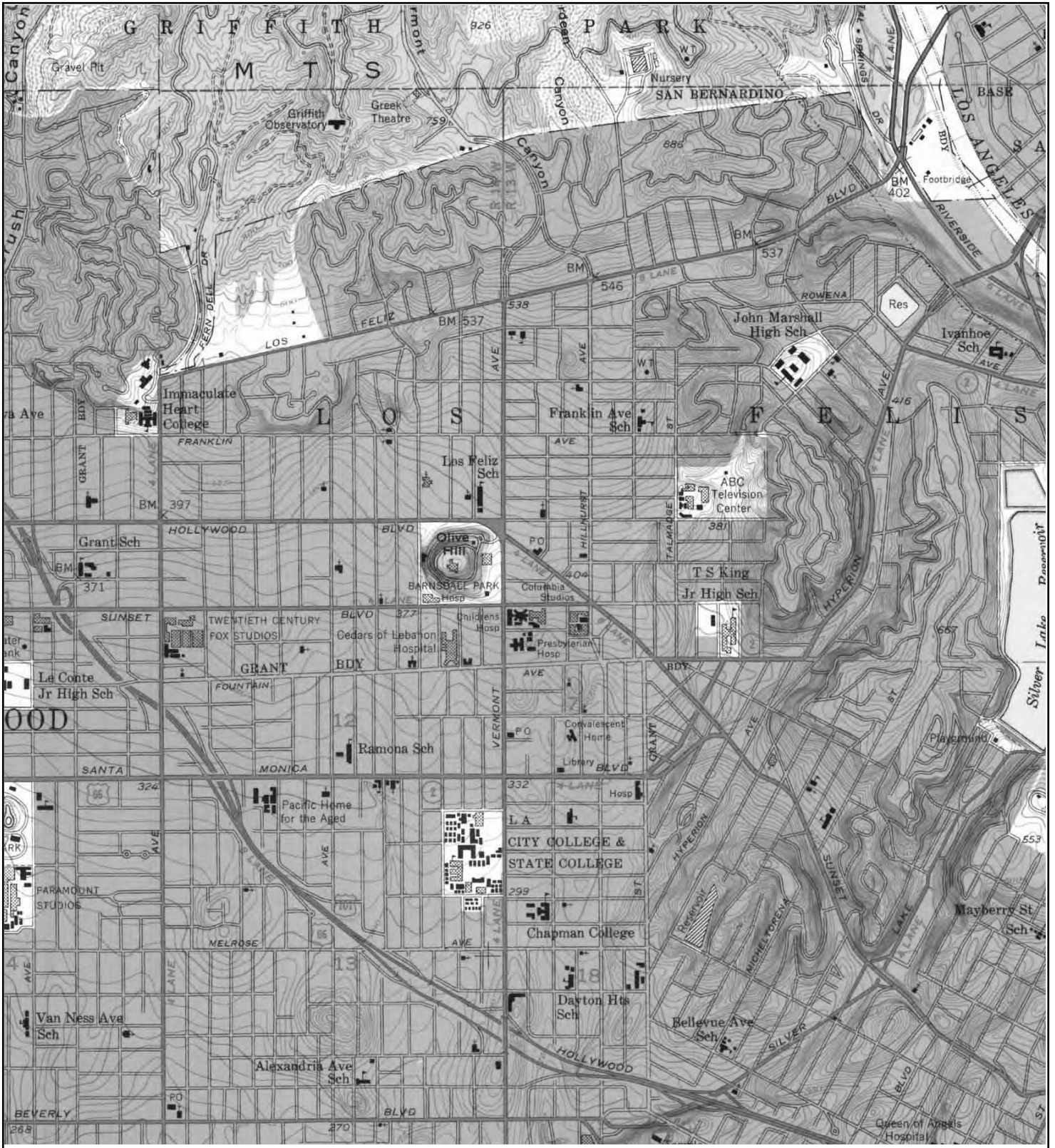
Key: Subject Property 



TP, Los Angeles, 1928, 7.5-minute
NE, Glendale, 1928, 7.5-minute



Key: Subject Property 



TP, Hollywood, 1953, 7.5-minute

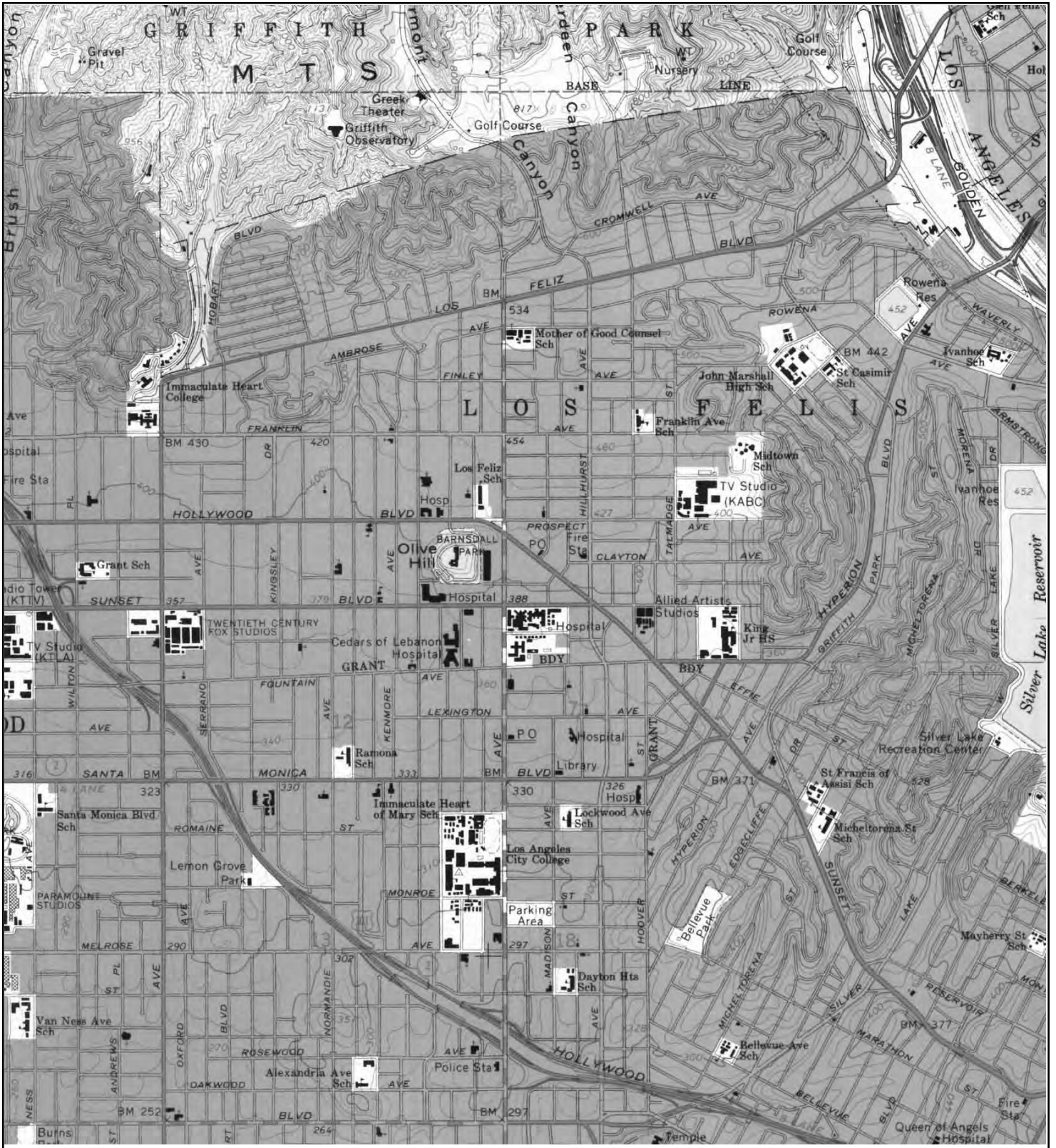


Key: Subject Property

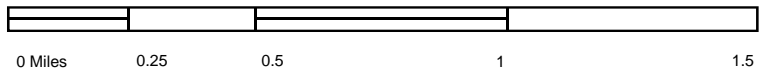
APPENDIX B: Topographic Maps

Project No. 18-227987.1

PARTNER



TP, Hollywood, 1966, 7.5-minute

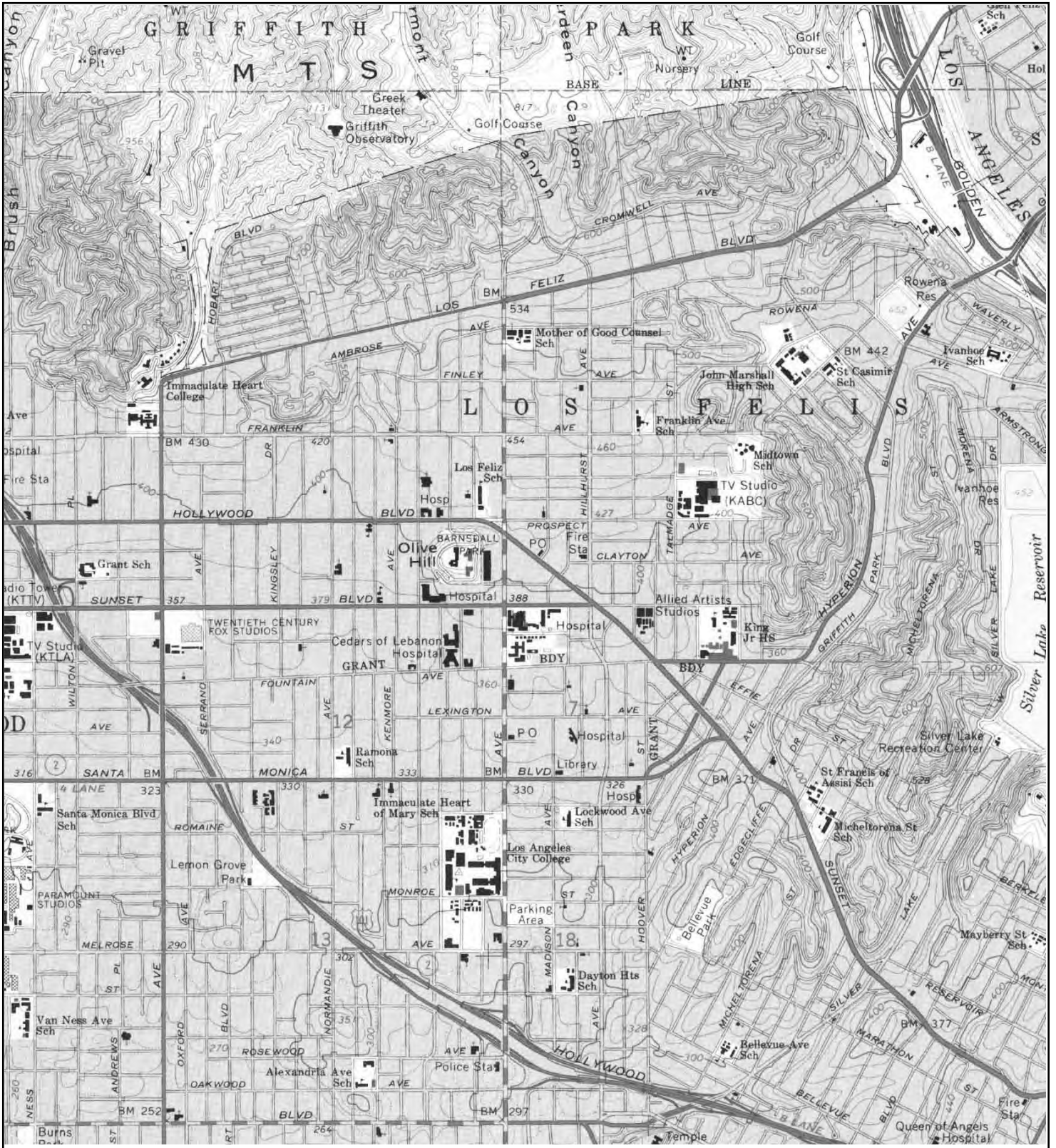


Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 18-227987.1

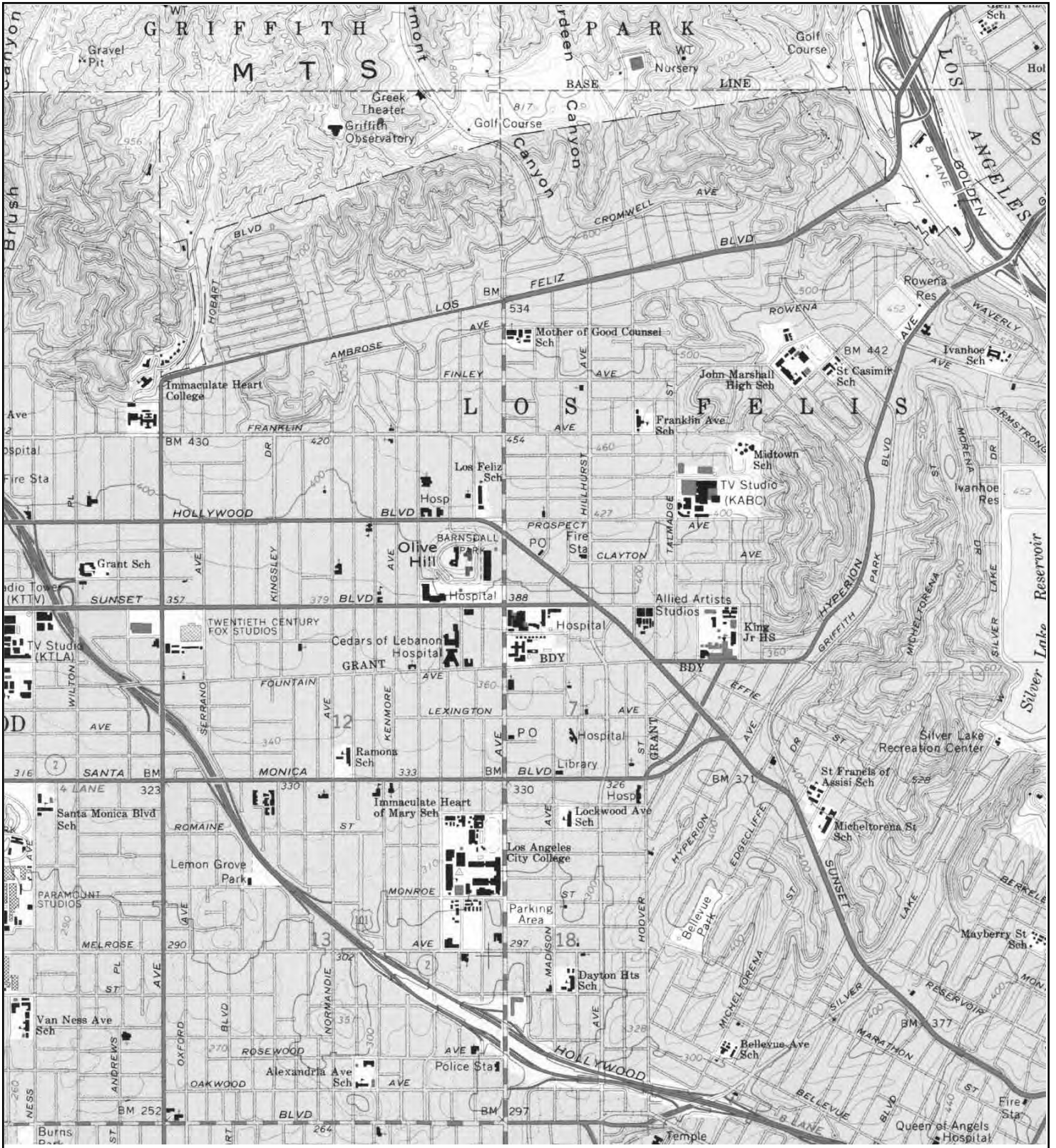




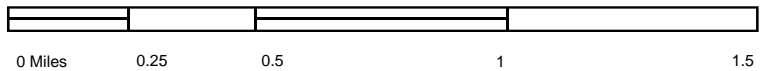
TP, Hollywood, 1972, 7.5-minute



Key: Subject Property



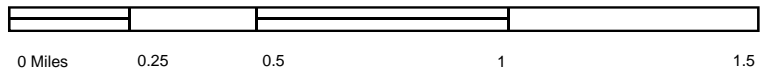
TP, Hollywood, 1981, 7.5-minute



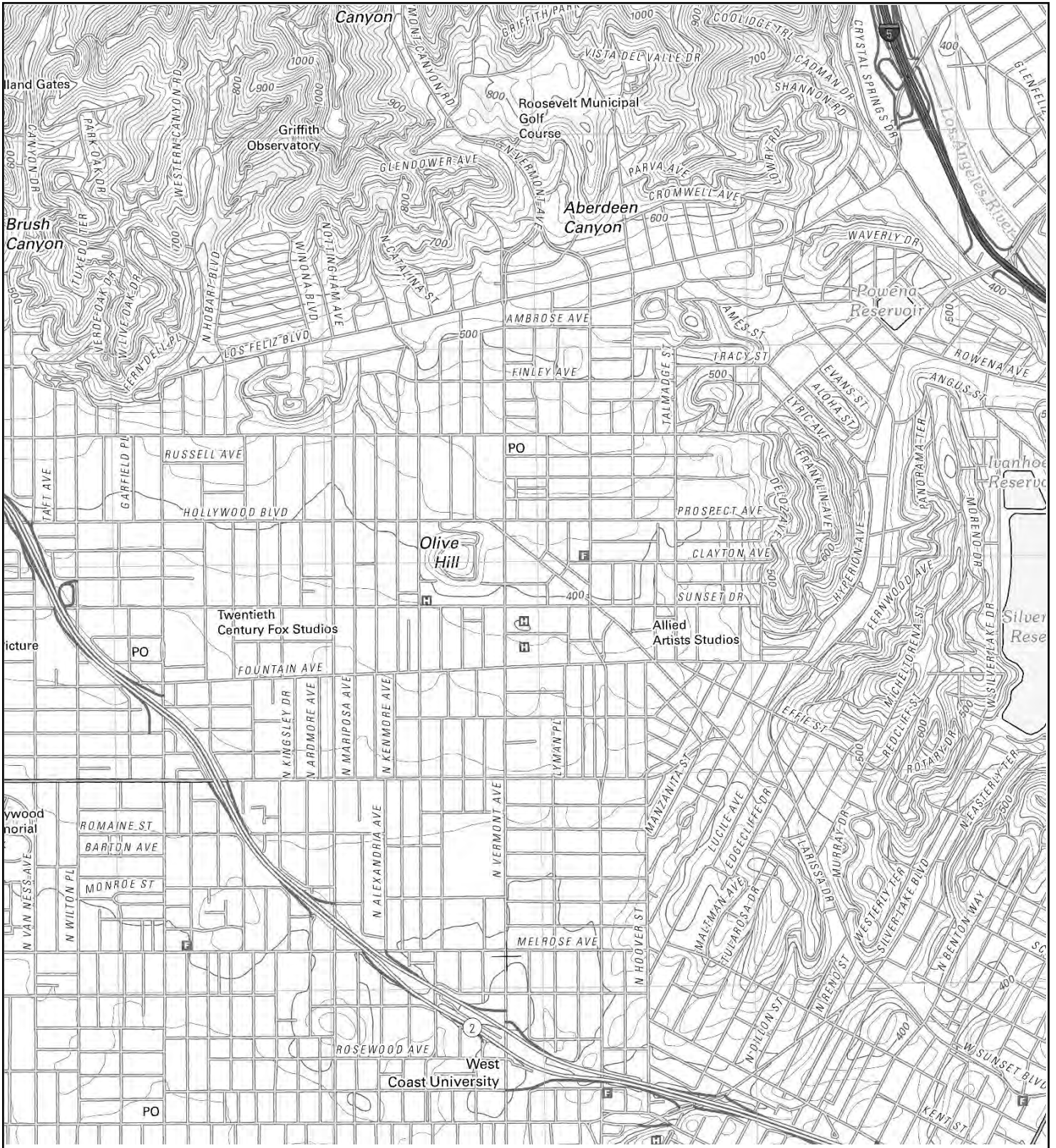
Key: Subject Property



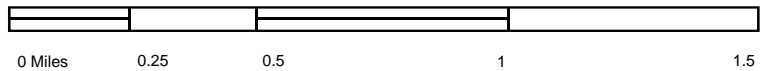
TP, Hollywood, 1991, 7.5-minute



Key: Subject Property



TP, Hollywood, 2012, 7.5-minute



Key: Subject Property

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF PUBLIC WORKS MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

AURA GARCIA
COMMISSIONER

BUREAU OF SANITATION

ENRIQUE C. ZALDIVAR
DIRECTOR

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

LISA B. MOWERY
CHIEF FINANCIAL OFFICER

ADEL H. HAGEKHALIL
ALEXANDER E. HELOU
MAS DOJIRI
ASSISTANT DIRECTORS

TIMEYIN DAFETA
HYPERION EXECUTIVE PLANT MANAGER

INDUSTRIAL WASTE
MANAGEMENT DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
OFFICE: (323) 342-6200
FAX: (323) 342-6111

03-Oct-18

Francisco Gonzalez

Partner Engineering and Science, Inc.

2154 Torrance Blvd, Suite 200,

Torrance, CA 90501

INDUSTRIAL WASTEWATER DISCHARGE PERMIT INFORMATION

Your request to research our files for Industrial Wastewater Discharge permit information was done by my staff. Our records show the following findings:

No permit on file for 4629-4651 Maubert Avenue, Los Angeles, CA 90027

The cost of generating this report is **\$1.00**

Please remit a check in the above amount payable to "Department of Public Works" and mail to:

Bureau of Sanitation
Industrial Waste Management Division
2714 Media Center Drive
Los Angeles, CA 90065
Attn: Admin Inspection Group

If you have any questions, please contact Adrienne Tong of my staff at (323) 342-6062.

Sincerely,

ENRIQUE C. ZALDIVAR, Director

Bureau of Sanitation

By:

Pamela C La Beau, Chief Env. Compliance Inspector II

Industrial Waste Management Division

C: Attachment [] yes [X] no

Adrienne Tong

629 Maubert Ave

629 Maubert Ave.

le Family

8. DESCRIPTION OF WORK

CONVERTING EXISTING ST

17. LICENSED CONTRACTOR'S DECLARATION

the provisions of Chapter 9 (commencing with Section 9000) of the Labor Code, I hereby certify that I hold a valid certification as a Home Improvement Contractor as required by Section 9000 of the Labor Code, and I am not related to my ability to take prime contracts or subcontracts.

Signature: _____

18. WORKERS' COMPENSATION DECLARATION

Declarations: I declare that I am not a carrier for workers' compensation, as provided for by Section 3700 of the Labor Code, and I am not a contractor as defined in Section 3700 of the Labor Code.

Signature: _____

Signature: _____

When this permit is issued, I shall not employ any person in any manner that would violate the workers' compensation provisions of Section 3700 of the Labor Code.

Signature: _____ Date: 1/17/02

IF THE CONTRACTOR DOES NOT OBTAIN WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYEE TO PENALTIES AND DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE.

(E) GATE

20'-6"

16'-8"

PROPOSED
1-STORY STORAGE TO
BE AN APARTMENT UNIT
A= 430 SQ. FT.

REAR YARD

17'-3"

2'-6"

14'-8"

14'-8"

EXIST'G
1-CAR GARAGE

(E) GARAGE DOOR

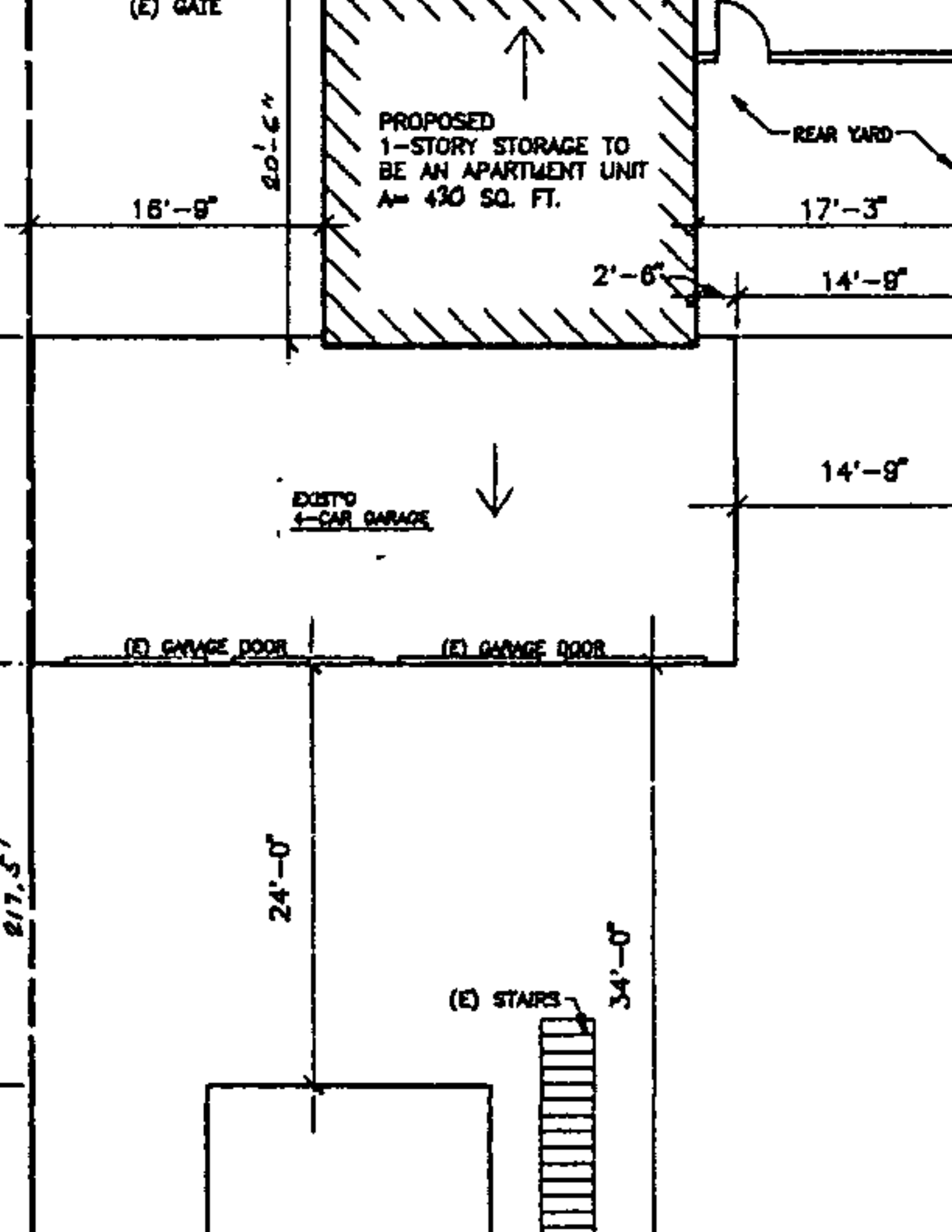
(E) GARAGE DOOR

24'-0"

(E) STAIRS

34'-0"

217.5'



D

ORDER TO COMPLY COMMERCIAL



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUREAU OF COMMUNITY SAFETY

COUNCIL DIST. NO. 101 / 13

B & S CS 5-014 (88)

OWNER NAME LAZZAREVICH, RICHARD		JOB ADDRESS 4637-43 MAUBERT AV		PERMITS YES <input type="checkbox"/> NO <input type="checkbox"/>
ADDRESS 2220 MEADOW VALLEY TERR		IN APPLICABLE NOTICES		FRANCHISE TAX BOARD YES <input type="checkbox"/> NO <input type="checkbox"/>
CITY & STATE LA CA	ZIP CODE 90034	MAILING ADDRESS 4646 MAUBERT BL		
CITY & STATE LA CA	ZIP CODE 90027	DESCRIPTION OF BUILDING OPEN STORAGE		
APPROVAL USE Vacant lot	OCCUPANCY Open Storage	FRANCHISE TAX BOARD		

PARA OBTENER TRADUCCION EN ESPANOL DE ESTA ORDEN, FAVOR DE LLAMAR AL (213) 485-7093 ENTRE LAS 7:30 A.M. A 5:00 P.M.

THIS ORDER APPLIES TO THE PROPERTY DESCRIBED ABOVE. THE CONDITIONS REPRESENTED BY THE ITEMS CHECKED BELOW ARE VIOLATIONS OF THE LOS ANGELES MUNICIPAL CODE. YOU ARE THEREFORE ORDERED TO SECURE ANY REQUIRED PERMITS WITHIN NA DAYS FROM THE EFFECTIVE DATE OF THIS ORDER AND TO COMPLETE THE NECESSARY WORK TO ELIMINATE THESE CONDITIONS WITHIN 30 DAYS FROM THE EFFECTIVE DATE OF THIS ORDER. Call when completed

READ WARNINGS & APPEAL PROCEDURES ON REVERSE

EFFECTIVE DATE: Jan. 9, 1991

MAINTENANCE AND REPAIR (Section 91.8101(f) L.A.M.C.)

- Exterior walls need waterproofing or painting
- Exterior door/trim need replacing or painting
- Broken window glass - remove and replace with approved materials
- Window frames need replacing or painting
- Deteriorated masonry joints need refilling and reporting
- Roof not adequately waterproofed
- Rubbish - excessive vegetation/or garbage on premises
- Deteriorated walls and ceilings
- Dangerous articles stored in building/or on premises
- Drainboards deteriorated
- Smoke detectors required (Section 91.8603 L.A.M.C.)
- All sleeping rooms below the 4th floor shall have at least one operable window or exterior door for emergency egress and rescue (Section 91.0101(c) L.A.M.C. and 1204 UBC)

REQUIRED FIRE-RESISTIVE PROTECTION (Section 91.0101(c) L.A.M.C., Section 501, 503, tables 5-A and 5-B and Division 43, UBC)

- walls - separation/division/exterior
 - openings fire windows fire doors shafts
- Description and Location _____

STAIRS AND EXITS (Section 91.3301 L.A.M.C.)

- Doors: (Required Exits)
- keyed lock prohibited lock or latch
 - undersized - not 3' X 6' 8" in dimension
 - blocked unusable sliding overhead
 - opens over unsafe landing or public way
 - exit or directional signs not provided
 - two conforming exits and doors are not provided
 - remove unapproved security bars or screens

ILLEGAL CONSTRUCTION (Section 91.8101(g) L.A.M.C.)

The building or portion thereof, described herein was constructed without a building permit and does not conform to the requirements of the L.A.M.C.
Secure a permit for the work indicated.
Description _____

- Stairs:
- damaged or deteriorated steps or stairway
 - width of stairway less than _____ inches
 - rise of steps more than maximum allowed
 - tread of steps less than minimum allowed
 - provide one handrail for the stairway
 - handrail damaged - repair or replace

ILLEGAL USE OR OCCUPANCY (Section 91.8101(g) L.A.M.C.)

Approved use _____
Present use _____
Discontinue this illegal use or occupancy within _____ days.

ZONING VIOLATION (Pursuant to Section 12.12 A L.A.M.C.)

The present use of the _____ building _____ structure _____ land is in violation of the regulations that apply in the R1-12 zone.
Description OPEN STORAGE AT THE REAR OF THE GARAGES
Discontinue this illegal use within 30 days

PERMIT REQUIRED NO PERMIT REQUIRED PLANS REQUIRED PLANS NOT REQUIRED JOB VALUATION

INSPECTOR'S NAME: GUZIK INSPECTOR'S SIGNATURE: S. Guzik

PHONE NUMBER: 213 485-5462 OFFICE LOCATION: 1801 S. LA CIENGA BL DATE: 12-17-91

For consultation regarding this order or if assistance is needed in securing a permit, the inspector may be personally contacted or reached by telephone on Monday through Friday from 7:30 A.M. to 8:00 A.M. and from 2:30 P.M. to 3:15 P.M.
For general information, please call the following offices between 7:30 A.M. to 6:00 P.M.

- Downtown Office (213) 485-7091
- Van Nuys Office (818) 989-8201
- West L.A. Office (213) 312-8372
- San Pedro Office (213) 548-7557

SURVEY DATE: 12-17-91 D-7132-N

WHITE - APPLICANT WHITE FILE YELLOW FIELD

D

ORDER TO COMPLY
COMMERCIAL

SA 8/CS-8 (R.4/88)

OWNER LAZZAREVICH, RICHARD		APR. NO. 4637-43	
ADDRESS 2520 MEADOW VALLEY TER		CITY & STATE LA CA 90039	
LOT 25	BLK 2649	TRAC R47	APPROX. AREA 4646
APPROVED USE Vacant lot	SECURITY	PRIORITY	SECURITY
DESCRIPTION OF WORK OPEN STAIR		TYPE OPEN STAIR	PERMITS 109003

PARA OBTENER TRADUCCION EN ESPANOL DE ESTA ORDEN, FAVOR DE LLAMAR AL (213) 485-7088 ENTRE LAS 7:30 A.M. A 5:00 P.M.

THIS ORDER APPLIES TO THE PROPERTY DESCRIBED ABOVE. THE CONDITIONS REPRESENTED BY THE ITEMS CHECKED BELOW ARE VIOLATIONS OF THE LOS ANGELES MUNICIPAL CODE. YOU ARE THEREFORE ORDERED TO SECURE ANY REQUIRED PERMITS WITHIN ALL DAYS FROM THE EFFECTIVE DATE OF THIS ORDER AND TO COMPLETE THE NECESSARY WORK TO ELIMINATE THESE CONDITIONS WITHIN 30 DAYS FROM THE EFFECTIVE DATE OF THIS ORDER.

- MAINTENANCE AND REPAIR**
(Section 91.8101(f) L.A.M.C.)
- Exterior walls need waterproofing or painting
 - Exterior door/trim need replacing or painting
 - Broken window glass - remove and replace with approved materials
 - Window frames need replacing or painting
 - Deteriorated masonry joints need refilling and reporting
 - Roof not adequately waterproofed
 - Rubbish/excess ivy vegetation or garbage on premises
 - Deteriorated walls and ceilings
 - Dangerous objects stored in building or on premises
 - Drainboards deteriorated
 - Smoke detectors required (Section 91.8603 L.A.M.C.)
 - All sleeping rooms below the 4th floor shall have an openable window or exterior door for emergency rescue (Section 91.0101(c) L.A.M.C. and 1804 M.C.C.)

ILLEGAL CONSTRUCTION
(Section 91.8101(g) L.A.M.C.)

The building or portion thereof, described herein was constructed without a building permit and does not conform to the requirements of the L.A.M.C.

Secure a permit for the work indicated.

Description _____

_____ Must be demolished _____ May be made to conform

ILLEGAL USE OR OCCUPANCY
(Section 91.8101(g) L.A.M.C.)

Approved use _____

Present use _____

Discontinue this illegal use or occupancy within _____ days.

REQUIRED FIRE-RESISTIVE PROTECTION
(Section 91.0101(d) L.A.M.C., Section 801, 808, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000)

_____ walls _____ fire windows _____ fire doors _____ shafts

Description and Location _____

STAIRS AND EXITS
(Section 91.3301 L.A.M.C.)

_____ blocked _____ unusable _____

_____ opens over unsafe landing or public way _____

_____ exit or directional signs not provided _____

_____ two conforming exits and doors are not provided _____

_____ remove unapproved security bars or screens _____

_____ damaged or deteriorated steps or stairways _____

_____ when of stairway less than _____

_____ rise of steps more than maximum allowed _____

_____ tread of steps less than minimum allowed _____

_____ provide one handrail for the stairway _____

_____ handrail damaged - repair or replace _____

CONTRAVENION VIOLATION
(Pursuant to Section 12.10 A.C.M.C.)

The present use of the _____ building _____ is in violation of the regulation that apply in the _____ zone.

Description **open storage of the area below the stairs**

Discontinue this illegal use within 30 days.

PERMIT REQUIRED NO PERMIT REQUIRED PLANS REQUIRED PLANS NOT REQUIRED JOB VALUATION

INSPECTOR'S NAME GUZIK	INSPECTOR'S SIGNATURE <i>S. Guzik</i>
TELEPHONE NUMBER (213) 485-5468	OFFICE LOCATION 1801 S. LA CIENEGA BL
	DATE 12-17-51

For consultation regarding this order or if assistance is needed in securing a permit, the Inspector may be personally contacted or reached by telephone on Monday through Friday from 7:30 A.M. to 5:00 P.M. and from 2:30 P.M. to 5:15 P.M.

For general information, please call the following offices between 7:30 A.M. to 5:00 P.M.

Downtown Office (213) 485-7081	Survey Date
Van Nuys Office (818) 998-8901	12-17-51
West L.A. Office (213) 312-8872	0071520W
San Pedro Office (213) 548-7867	

WAYS - APPLICANT WAYS - FILE YELLOW - FIELD

JOB CLEARANCE SHEET

JOB ADDRESS 4637-43 MAUBERT AV DATE 2-27-92 13
 SUB ACTIVITY _____ REG. _____ COMM. _____ SPEC. _____ S.O. _____

CLEARANCES REQUIRED

	INSPECTOR	DATE	# OF INSP. NEEDED TO CLOSE	SR. INSPECTOR	DATE
BUILDING MECH INSP	<i>Luzik</i>	<u>2-27-92</u>	<u>2</u>		
BUILDING INSPECTOR				<u>AL. BRITNER</u>	<u>MAR 03 '92</u>
ELECTRICAL INSPECTOR					
PLUMBING INSPECTOR					
HTG. & REFRIG. INSP					
VEH. MNS. INSPECTOR					

STATISTICS

File Completed File Suspended
 Dwelling Units Completed _____ Non-Dwelling Units Completed _____ Dwelling Units Completed _____

FINAL CLEARANCE

IF C/O IS REQUIRED, ATTACH 5-88 TO PERMITS AND PLACE IN APPROPRIATE BOX.

FRANCHISE TAX BOARD: YES _____ NO _____

OTHER: _____

TOTAL # OF INSP. TO COMPLETE JOB _____

(SIGNATURE OF LAST SR. INSPECTOR) _____ (DATE) _____

RECORDED DOCUMENTS TO BE TERMINATED _____

CONTROL CENTER CLEARANCE: _____ (BY) _____ (DATE) _____

TYPE OF CLEARANCE	# OF CLEARANCES
A. ABATE*	_____
B. HAZ/SUB/MNS*	_____
C. OTC-RES.	_____
<input checked="" type="radio"/> D. OTC-COMM'L	<u>1</u>
E. OTC-ELECT.	_____
F. OTC-HEATING	_____
G. OTC-PLUMBING	_____
H. JOB ORDER	_____
I. _____	_____
J. OTC-DOT. MAE*	_____
K. ABAN. AUTO	_____
L. _____	_____

* RECORDED DOCUMENT

D 71324

Plumbing and Heating Contractors
0 0 4 0 0 0 0 0 0 2 2 0

Plumbing and Heating
Contractors

Phone: OLympic 6717

4646 Hollywood Blvd.
Hollywood, California

Oct 14.1946

City of Los Angeles.
Planning Administrator.
200 City Hall.
Los Angeles 12, Calif.

Attn. Mr Karl Gusten.
Regards to Order # V.8957

AL 46987

To Whom it May Concern.

We have owned the east 40 feet of Lot 25 and the west 15 feet of Lot 26, Tract 2222, also known as 4612-41 Eastbert Avenue, and lot 7 of the same Tract, known as 4612-41 Eastbert Avenue, for over 20 years. We have used the Hollywood Blvd property for our plumbing shop. The rear of the Eastbert Ave property has alley frontage. We have always used the garage there for storage purposes.

Enclosed you will find several photographs of the property in question.

We kindly urge you to give this your consideration and grant us your approval to continue this space for storage purposes.

Yours very truly,
W. Frank Johnson

Oct. 23, 1946

Secretary of
De Witt & ...
City of Los Angeles, State of California

zoning regulations did not apply to
"premises" until July 17, 1927.

My Comm. expires Aug 14-48 6795

Plan No. 2696

Tract 2696

10.35 Acre Tract, P.C. 94

Approved by
City Engineer

City of Los Angeles, California, County of Los Angeles

TYPE OF INDUSTRY PURPOSE

Present use of building Garage Families 0 Rooms 0
(Use for Dwelling, Apartment House, Hotel or other purpose)

State how long building has been used for present occupancy _____

Use of building AFTER alteration or moving Garage & Storage Families 0 Rooms 0

Owner Garage & Storage Phone No. 1571

Owner's Address 42 S. MAUREL Ave P. O. _____

Certificated Architect _____ State License No. _____ Phone _____

Licensed Engineer _____ State License No. _____ Phone _____

Contractor _____ State License No. _____ Phone _____

Contractor's Address _____

VALUATION OF PROPOSED WORK (including all labor and material and all permits for the proposed work, including the cost of the proposed work) \$ 400

State how many buildings NOW on lot and give use of each. 1 - Apartment 1 - Garage
(Dwelling, Apartment House, Hotel or other purpose)

Size of existing building 12' x 12' Number of stories high 1 Height to highest point 10'

Material Exterior Walls Wood - Plaster Exterior framework Wood
(Wood, Steel or Masonry) (Wood or Steel)

Describe briefly all proposed construction and work:

Making addition to garage for storage

NEW CONSTRUCTION

Size of Addition 12' x 24' Size of Lot 2 Number of Stories when complete 1

Footings: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joist 2" x 4"

Size of Studs 2" x 4" Material of Floor Wood Size of Rafters 2" x 4" Type of Roofing Shingles

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that to the best of my knowledge and belief I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature John Adams
Professional Engineer

(1) PLAN ORIGINATING		(2) CONTRACTING		FOR THE AGENT'S USE ONLY	
Project No. _____	Valuation \$ <u>400</u>	Contract _____	Time of Starting _____	Fees	
Fee Paid \$ <u>1.00</u>				Bldg. Per. <u>3.00</u>	Cert. of Occupancy <u>2.00</u>
City No. <u>11-2</u>	Contractor's Name <u>John Adams</u>	City No. <u>25 x 200</u>	Contractor's License No. <u>R-4</u>	Total <u>5.00</u>	
Project No. <u>38511</u>	Contractor's Address <u>1111 N. Main St.</u>	City No. _____	Contractor's License No. _____	Fee Paid After _____	Fee Paid After _____
				<u>46.98</u>	

1. **OWNER'S NAME** Vermont Ave AND Rodney
 2. **OWNER'S ADDRESS** Tony Kwan CITY 937-3930 PHONE
 3. **ENGINEER** 115 C Fairfax Ave BUS LIC NO A 96048 ACTIVE STATE LIC. NO PHONE
 4. **ARCHITECT OR DESIGNER** BUS LIC NO ACTIVE STATE LIC NO PHONE
 5. **ARCHITECT OR ENGINEER'S ADDRESS** CITY ZIP
 6. **CONTRACTOR** KTC BUS LIC NO 494798-32 ACTIVE STATE LIC. NO B 431114 PHONE 818/576-8989
 7. **SIZE OF EXISTING BLDG** WIDTH LENGTH STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE
 8. **MATERIAL OF EXISTING BLDG** EXT WALLS ROOF FLOOR
 9. **VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING** \$ 28,000.00
 10. **NEW WORK** fire damage repair (drywall, replace door, windows, insulation, carpet, paint)
 11. **NEW USE OF BUILDING** same SIZE OF ADDITION none STORIES HEIGHT n/c
 12. **TYPE** GROUP OCC FLOOR AREA TOTAL PLANS CHECKED
 13. **UNIT** MAX OCC APPLICATION APPROVED
 14. **PARKING** REQ'D STD COMP. INSPECTION ACTIVITY
 15. **PERMITS** P.C. G.P.I. - NP CONT INSP
 16. **FEES** P.C. PM
 17. **FEES** EI 1.96
 18. **FEES** F.H.
 19. **FEES** S.D. N/A O.S.S. 3.44
 20. **FEES** S.O.S.S.
 21. **FEES** SPRINKLERS REQ'D SPEC
 22. **FEES** ENERGY DAS
 23. **FEES** C/O

LOT TYPE interior
 LOT SIZE irregular
 ALLEY
 15' DEPT BLDG LINE
 AFFIDAVITS Y.C. 77968

Prior 6/01/46
 DIST. OFF LA GRADING YOS HWY DEO
 P.C. REQ'D SEISMIC FLOOD
 FILE WITH ZONED BY S. AVILES
 TYPE 1 INSPECTOR

PLANS CHECKED
 APPLICATION APPROVED
 INSPECTION ACTIVITY
 CS

CASHIER'S USE ONLY
 05/02/90 11:11:30AM H001 T-8432 C 10
 B PRMT COMPT IN 170.00
 EI RESIDENTIAL 1.96
 ONE STOP 3.44
 TOTAL 175.40
 CASH 176.00
 CHANGE 0.60

This fee shall remain in force until the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

90HO 06020

175.40

\$ 10
 \$ 32
 \$ 33

1000WATT POW EQUIP. HP OR KVA 3-1-5
 5.1-20. 20.1-50
 50.1-100 OVER 100
 SERVICES 200A 201 401-600 601-1200 OVER 1200
 SERVICES 200V MISC.
 SWITCHES PANEL BOARDS
 SUPPLEMENT/CONTROL CONTROL PANELS
 SMOKE DETECTORS - RESIDENTIAL UNITS NO. OF UNITS
 OTHER FEES
 INVESTIGATION FEE
 SUPPLEMENTAL FEE

ISSUING FEE 32.00
 SUBTOTAL 1.00
 ONE STOP SURCHARGE
 TOTAL FEE DUE 33.00

SMOKE DETECTORS
 SMOKE DETECTORS
 SMOKE DETECTORS

JOB ADDRESS: 4651, 4645, 4649, 4647 MAUNALEHAU.

OWNER: TONY KWAN 4696725
 OWNER'S ADDRESS: PO BOX 74812, LACA 90027
 CITY: LACA STATE: CA ZIP: 90027

USE AND AREA OF BUILDING: NEW EXIST. NO. OF DWELL UNITS: 4
 QUALIFIED INSTALLER: GEORGE RADULSKA
 LICENSE NO.: 39949 TYPE: L10 PHONE NO.: 662-1007
 ADDRESS: 7095 HOLY WOOD BL, 104416
 CITY: CA STATE: CA ZIP: 90027

O. H.	U. G.	RES.	COML.	LITE	POW.	1 Ø	3 Ø	3 W	4 W	130/100
120/240	240	277/480	480	NO. MTRS.	CTS.	NEW	CHANGE	RESET	RESEAL	REROUTE

DISTRIBUTION: Original—Inspector White—Cashier Green—Inspector Pink—File Yellow—Applicant B & S E-6 2/87

DECLARATIONS AND CERTIFICATIONS
LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Lic. Class L10 Lic. Number 39949 Contractor's/Agent's Signature [Signature] Date 22 23

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose

Lot No. 20

Tract 2646

Approved by
City Engineer

Deposit

USE INK OR INDELEIBLE PENCIL

1. Present use of building Garage Families 0 Rooms 1
(Use: Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy _____

3. Use of building AFTER alteration or move Garage & Storage Families 0 Rooms 1

4. Owner Garage - Barbara Phone No. 259 2

5. Owner's Address 46 S. MARBETT Ave P. O. _____
 State _____ License No. _____ Phone _____

6. Certificated Architect _____ State _____ License No. _____ Phone _____

7. Licensed Engineer _____ State _____ License No. _____ Phone _____

8. Contractor _____ State _____ License No. _____ Phone _____

9. Contractor's Address _____

VALUATION OF PROPOSED WORK

Including all labor and material and all permits for lighting, heating, ventilation, water supply, plumbing, fire extinguishers, elevator wiring and elevator equipment, elevators or hoists.

11. State how many buildings NOW on lot and give use of each. 1 - Dwelling - H. Galanos
(Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 24' x 42' Number of stories high 1 Height to highest point 10'

13. Material Exterior Walls wood - studs Exterior framework wood
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:
Making addition to Garage for tenant Storage

NEW CONSTRUCTION

15. Size of Addition 16' x 20' Size of Lot 1 Number of Stories when complete 1

16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists 2" x 8"

17. Size of Studs 2" x 4" Material of Floor Wood Size of Rafters 2" x 4" Type of Roofing Asph

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of this work attached hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature Barbara Galanos
By Barbara Galanos
(Owner)

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING	(2) REINFORCED CONCRETE	FEE'S	Bldg. Per. <u>3.00</u>
Receipt No. _____	Shft. Cement _____		Cert. of Occupancy <u>2.00</u>
Valuation <u>400.00</u>	Type of Reinforcing Steel _____	Total <u>5.00</u>	
Fee Paid <u>1.00</u>			
GROUP <u>H-2</u>	Zone <u>R-4</u>	Lot Area <u>75 x 200</u>	Foot rear alley <u>10' min</u>
PERMIT No. <u>32511</u>	Inspector <u>W. J. ...</u>	Fee <u>46.98</u>	City Engineer <u>[Signature]</u>
DATE <u>DEC 31 1946</u>			

CITY OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles: I, the undersigned, hereby make to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, the following permit is accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM NO. 408 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM NO. 408 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 257 26 Block Tract 2646 (Description of Property) District No. 7 M. B. Page F. B. Page No. 257-443 Herbert Ave Street (USE INK OR INDELIBLE PENCIL)

O. K. City Clerk By Deputy O. K. City Engineer By Deputy

- 1. Purpose of Building: Rain Garage No. of Rooms: 8 No. of Families: None Phone: 63634
2. Owner's name: Knight & Hagan
3. Owner's address: 502 Hagar Bldg
4. Architect's name: same
5. Contractor's name: same
6. Contractor's address: same
7. ENTIRE COST OF PROPOSED WORK: \$1,000.00
8. Any other building on the lot? Dwelling How used? Dwelling
9. Size of the proposed building: 18 x 82 Height to highest point: 9 feet
10. Number of stories in height: 1 Character of ground: Decomposed Granite
11. Material of foundation: concrete Size footings: 12" Size wall: 6" Depth below ground: 6"
12. Material of chimneys: none Number of inlets to flues: Interior size of flues: x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders: x EXTERIOR studs 2 x 3 INTERIOR BEARING studs: x Interior Non-Bearing studs: x Ceiling joists: x Roof rafters: 2 x 4 FIRST FLOOR JOISTS: x Second floor joists: x Specify material of roof: composition

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) [Signature] Owner or Authorized Agent

FOR DEPARTMENT USE ONLY PERMIT NO. 5431 Plans and specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O. K. Stamp: APR 10 1920

3-11550 APR 11 1920

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles: Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession to, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

Lot No. 26427 Block Tract 2646 (Description of Property) District No. 7 M. B. Page F. B. Page

TAKE TO ROOM No. 205 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 2621-4635 Herbert St. Street (Location of Job)

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building Garage No. of Rooms 8 No. of Families 2
2. Owner's name Wright & Hogan Phone 63634
3. Owner's address 502 Haas Bldg
4. Architect's name Same Phone
5. Contractor's name Same Phone
6. Contractor's address Same
7. ENTIRE COST OF PROPOSED WORK Dwelling Including Plumbing, Gas Fitting, Sewers, Ceasrooms, Elevators, Painting, Finishing, etc. \$1000.00
8. Any other building on the lot? Dwelling How used? Dwelling
9. Size of the proposed building 18 x 80 Height to highest point 22.9 feet
10. Number of stories in height 1 Character of ground Decomp Granite
11. Material of foundation Concrete Size footings 12" Size wall 6" Depth below ground 6"
12. Material of chimneys None Number of inlets to flues Interior size of flues x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x
EXTERIOR studs 2 x 3 INTERIOR BEARING studs x Interior NonBearing studs x Ceiling joists x Roof rafters 2 x 4 FIRST FLOOR JOISTS x Second floor joists x Specify material of roof Composition

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) J.B. Hogan (owner or Authorized Agent)

FOR DEPARTMENT USE ONLY PERMIT NO. 5430 Plans and specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O.K. Plan Examiner Clerk

3-12-44

Application must be filed out by Applicant

PLANS AND SPECIFICATIONS and other data may be attached

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building
CLASS "D"

To the Board of Public Works of the City of Los Angeles:
Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 465 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 24 Block tract 2646
(Description of Property)
West 55 ft of Lot 24
District No. 38 M. B. Page F. B. Page

No. 4653-4659 (Location of Job)
Market Ave Street

- (USE INK OR INDELIBLE PENCIL)
- Purpose of Building: Flats Dwelling No. of Rooms: 16 No. of Families: 4 Phone: 63634
 - Owner's name: Wright & Hogan
 - Owner's address: 502 Adams Bldg Phone:
 - Architect's name: James Phone:
 - Contractor's name:
 - Contractor's address:
 - ENTIRE COST OF PROPOSED WORK: Including Plumbing, Gas Fitting, Sewers, Conspools, Elevators, Painting, Finishing, etc. } \$ 12000.00
 - Any other building on the lot? High Garage How used? Garage
 - Size of the proposed building: 28 x 48 Height to highest point: 22 feet
 - Number of stories in height: 2 Character of ground: Decompose Granite
 - Material of foundation: concrete Size footings: 16" Size wall: 8" Depth below ground: 12"
 - Material of chimneys: None Number of inlets to flues: Interior size of flues: x
 - Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders: 4 x 6
EXTERIOR studs: 2 x 4 INTERIOR BEARING studs: 2 x 4 Interior Non-Bearing studs: 2 x 3 Ceiling joists: 2 x 4 Roof rafters: 2 x 4 FIRST FLOOR JOISTS: 2 x 6 Second floor joists: 2 x 8 Specify material of roof: Composition

I have carefully examined and read the above application and know the same is true and correct and that all provisions of the Ordinances and Laws governing Building Const. uction will be complied with, whether herein specified or not.

(Sign here) W. B. Hogan
Owner or Authorized Agent

OVER

FOR DEPARTMENT USE ONLY

PERMIT NO <u>5129</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u> </u> Man Examiner.	Application checked and found O. K. <u> </u> Clerk.	Stamp here when permit is issued. <u>APR 10 1920</u>
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All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

BLDG FORM 1

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building
CLASS "D"

To the Board of Public Works of the City of Los Angeles: Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place, or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

Lot No. 24 + 25 Block Tract 2646
(Description of Property)
East 20 ft of Lot 24 and the West 35 ft of Lot 25 - T 2646
District No. J M. B. Page 5 F. B. Page 5

O. K. City Clerk
By [Signature] Deputy
K. City Engineer
By [Signature] Deputy

TAKE TO ROOM No. 115 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 4645 - 4651 (Location of lot)
Waverly Ave Street
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Flats Dwelling No. of Rooms 16 No. of Families 4 Phone 636 34
- Owner's name Wright Hogan
- Owner's address 502 Haas Bldg. Phone _____
- Architect's name Same Phone _____
- Contractor's name Same Phone _____
- Contractor's address Same
- ENTIRE COST OF PROPOSED WORK including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc. \$ 12,000.00
- Any other building on the lot? Per Garage How used? Garage
- Size of the proposed building 38 x 48 Height to highest point 22 feet
- Number of stories in height 2 Character of ground Decom Granite
- Material of foundation concrete Size footings 16" Size wall 8" Depth below ground 12"
- Material of chimneys None Number of inlets to flues _____ Interior size of flues _____ x _____
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6 Second floor joists 2 x 8 Specify material of roof Composition

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) [Signature]
Inspector of Buildings

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>5128</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, et. <u>[Signature]</u> Plan Examiner.	Application checked and found O. K. <u>[Signature]</u> Clerk.	APR 10 1920 D. J. W. U. L. L.
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3-1200

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles: Application in hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

TAKE TO ROOM No. 405 FIRST FLOOR CITY CLERK PLEASE VERIFY

Lot No. 25+26 Block Tract 26+6 (Description of Property) East 40 ft Lot 25 + West 15 ft of Lot 26 - T 2646 District No. M. B. Page F. B. Page

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 4637-4642 (Location of Job) Street (USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building Flat Dwelling No. of Rooms 16 No. of Families 4
2. Owner's name Wright & Hogan Phone 63634
3. Owner's address 562 Haas Bldg
4. Architect's name same Phone
5. Contractor's name same Phone
6. Contractor's address same
7. ENTIRE COST OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Ceilings, Elevators, Painting, Finishing, etc. \$12,000.00
8. Any other building on the lot? No How used? Garage
9. Size of the proposed building 38 x 48 Height to highest point 22 feet
10. Number of stories in height 2 Character of ground Decayed Granite
11. Material of foundation concrete Size footings 16" Size wall 8" Depth below ground 2"
12. Material of chimneys none Number of inlets to flues Interior size of flues x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 7 FIRST FLOOR JOISTS 2 x 6 Second floor joists 2 x 8 Specify material of roof Composition

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

OVER

FOR DEPARTMENT USE ONLY PERMIT NO 5427 Plans and specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O.K. Stamp here when permit is issued APR 10 1920

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles: Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 26115515E Block Track 2646 (Description of Property) West 55 ft of the East 60 ft of Lot 26115515E 2646 District No. M. B. Page F. B. Page

TAKE TO ROOM NO. FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM NO. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 4625 (Location of Job) 4625 Mason St Street

O. K. City Clerk Deputy O. K. City Engineer Deputy

- 1. Purpose of Building: Flats Dwelling No. of Rooms: 16 No. of Families: 4
2. Owner's name: Wright Hogan Phone: 63634
3. Owner's address: 602 Haas Bldg
4. Architect's name: Same Phone:
5. Contractor's name: Same Phone:
6. Contractor's address: Same
7. ENTIRE COST OF PROPOSED WORK: \$12000.00
8. Any other building on the lot? Air Garage How used? Garage
9. Size of the proposed building: 38 x 48 Height to highest point: 22 feet
10. Number of stories in height: 2 Character of ground: Decaying Granite
11. Material of foundation: concrete Size footings: 16" Size wall: 8" Depth below ground: 12"
12. Material of chimneys: None Number of inlets to flues: Interior size of flues: x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6 Second floor joists 4 x 8 Specify material of roof: Composition

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Wright Hogan

PERMIT NO. 5126 FOR DEPARTMENT USE ONLY. Includes checkboxes for 'Plans and specifications checked and found to conform to Ord. and State Laws' and 'Application checked and found O.K.'. Includes a date stamp: APR 10 1920.

4635 1/2 W Maubert Ave



Permit # 01016-1000C-18953
Plan Check #: B01LA2112FO Printed: 01/17/02 10:59 AM
Event Code:

Bldg-Alter/Repair
Apartment
Back Room Plan Check
City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**
Last Status: Ready to Issue
Status Date: 01/17/2002

L.P.A.C.I.	BLOCK	LOTID	ARR	MAP REF.	EACH PL. AREA	APPLIC. NUMBER
TR 2646		26	2	M B 32-39	147B197 507	5542-414-026

ADDITIONAL INFORMATION
 BAS Branch Office - LA
 Council District - 13
 Community Plan Area - Hollywood
 Census Tract - 1913.000
 Agency - R4-1 /

District Map - 147B197
 Energy Zone - 9
 Hillside Grading Area - YES
 Lot Cut Date - 12/15/1920

Near Source Zone Distance - 1.5
 Thomas Brothers Map Grid - 594

2. REFERENCES
 ZI - ZI 2256 ORD - ORD-161116
 ZI - ZI-1802 CPC - CPC-1984-1-4HD
 SPA - Vermont / Western Station Neighb AFF - AFF-6795

3. CHECKLIST ITEMS
 Combine HVAC - Wrk per 91.107.2.1.1.1
 Combine Plumbg - Wrk per 91.107.2.1.1.1

4. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 Garoian, Kevork O And Faye M Faye M 4629 Maubert Ave
 LOS ANGELES CA 90027

Applicant (Relationship Owner):
 Faye Garoian - 4629 Maubert Ave. LOS ANGELES, CA (323) 84-0521

7. EXISTING USE
 (23) Storage Building

PROPOSED USE
 (01) Dwelling - Single Family

8. DESCRIPTION OF WORK
 CONVERTING EXISTING STORAGE TO SFD. (20'5" X 21')

9. BILLING INFORMATION
 STORAGE

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Rodney Samijan DAS PC By: [Signature]
 OK for Cashier: Rodney Samijan Coord. OK:
 Signature: [Signature] Date: 1-17-02

11. FINANCIAL VALUATION & FEE INFORMATION (Paid For Period)

Permit Valuation: \$10,000		PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	1,254.96	Supp. Sys. Surchrgs	17.52
Permit For Substn'l Bldg-Alter/Repair	262.13	Planning Surchrgs Misc Fee	5.00
Energy Surchrgs	0.00	Supp. Planning Surchrgs	6.36
Handicapped Access	0.00	School District Residential Level II	1,328.28
HVAC	26.28	Permit Issuing Fee	0.00
Plumbing	52.55		
Off-hour Plan Check	0.00		
Supp. Plan Check	0.00		
Plan Maintenance	10.00		
Fee Adjusted Return-To-Pay	0.00		
U-Q Instrumentation	1.00		
Supp. O.S. Surchrgs	5.84		
Sewer Cap ID:		Total Bond(s) Due:	

12. ATTACHMENTS
 Plot Plan [Signature]

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
 Outside LA County, call (213) 977-4041. (LA4BUILD 400-2445)

For Cashier's Use Only
 LA Department of Building and Safety
 LA 04 10 852256 01/17/02 11066M

BUILDING PERMIT COMM	6,200.13
HTG/REF PRM RES	626.28
PLUMBING PERMIT RES	852.55
PLAN MAINTENANCE	10.00
ET RESIDENTIAL	61.00
ONE STOP SURCH	65.84
SYSTEMS DEVT FEE	617.50
CITY PLANNING SURCH	66.36
MISCELLANEOUS	65.00
SCHOOL DEV RES	8,528.28
Total Due	8,854.96
Credit Card#	8,854.96

021A 22937

0 7 3 2 1 1 1 2

665 MAUBERT AVENUE

635 FAUBERT AVENUE

George Anzera

635 MAUBERT AVENUE

Los Angeles, California

1947

Permit Number 1947

Year

Address of building

Owner

Owner's Address

Form B-2-201-2-2

CITY OF LOS ANGELES

DEPARTMENT

OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

July 4 1947

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, articles 1, 2, 4, and 5; and with the applicable requirements of the State Housing Act, for the following occupancies:

1-Story, Type V, 20 x 20 Addition for Storage use to 18 x 34 4 Car Garage, J-1 Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By *J. Schenk*

APPENDIX C: REGULATORY DATABASE REPORT

4645 , 4637 and 4629 Maubert Avenue
4645 , 4637 and 4629 Maubert Avenue
LOS ANGELES, CA 90027

Inquiry Number: 5441284.2s
October 05, 2018

The EDR Radius Map™ Report with GeoCheck®



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	200
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

4645 , 4637 AND 4629 MAUBERT AVENUE
LOS ANGELES, CA 90027

COORDINATES

Latitude (North): 34.0994460 - 34° 5' 58.00"
Longitude (West): 118.2908950 - 118° 17' 27.22"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 380921.3
UTM Y (Meters): 3773739.8
Elevation: 406 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

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

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140515
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
4645 , 4637 AND 4629 MAUBERT AVENUE
LOS ANGELES, CA 90027

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	ABRAMSON MORRIS	1528 N VERMONT AVE	EDR Hist Auto	Lower	164, 0.031, SW
B2	MILLS J J	4627 HOLLYWOOD BLVD	EDR Hist Auto	Higher	249, 0.047, NE
C3	ANDERS H F	4660 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	268, 0.051, North
B4	ALEX SATIN OLDS MAZD	4601 HOLLYWOOD BLVD	CA HIST UST	Higher	270, 0.051, ENE
B5	HOLLYWOOD HYUNDAI MA	4601 HOLLYWOOD BLVD	CA SWEEPS UST, CA HIST UST, CA FID UST, RCRA...	Higher	270, 0.051, ENE
B6	HOLLYWOOD HYUNDAI MA	4601 HOLLYWOOD BLVD	RCRA-SQG	Higher	270, 0.051, ENE
D7	SPARKLING CLEANERS	1553 N VERMONT AVE	EDR Hist Cleaner	Higher	284, 0.054, WNW
D8	TIME O MAX ONE HOUR	1553 N VERMONT AVE	RCRA-SQG, FINDS, ECHO	Higher	284, 0.054, WNW
D9	TIME O MAX ONE HOUR	1553 N VERMONT AVE	RCRA-SQG	Higher	284, 0.054, WNW
C10	ANDERS H F	4662 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	292, 0.055, North
A11	CHILDREN'S HOSPITAL	4661 W SUNSET BLVD	CA UST	Lower	306, 0.058, South
A12	PRATTE GARLAND	4661 S SUNSET BLVD	EDR Hist Auto	Lower	306, 0.058, South
B13	SANFORD EDW	4575 HOLLYWOOD BLVD	EDR Hist Auto	Higher	309, 0.059, ENE
D14	LAUR METALS CO	1601 N VERMONT AVE	CA SWRCY	Higher	314, 0.059, NW
A15	KAISER FOUND HOSPITA	4730 BARNSDALE AVE	CA SWEEPS UST, CA FID UST	Lower	360, 0.068, WSW
A16	KAISER FOUNDATION HO	4730 BARNSDALL AVE	CA UST	Lower	360, 0.068, WSW
C17	PETROL SIX LLC	1630 N VERMONT AVE	EDR Hist Auto	Higher	367, 0.070, NNW
C18	YITZHAK HACHAMOFF	1630 N VERMONT AVE	CA HIST UST	Higher	367, 0.070, NNW
E19	CHILDREN'S HOSPITAL	4650 W SUNSET BLVD	CA UST, CA SWEEPS UST	Lower	391, 0.074, South
E20	CHILDREN'S HOSPITAL	4650 SUNSET BOULEVAR	RCRA-LQG, CA ENVIROSTOR, CA HIST UST, CA FID UST,...	Lower	391, 0.074, South
F21	FINNERMAN SOL	4580 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	392, 0.074, East
F22	ARK WING	4578 HOLLYWOOD BLVD	EDR Hist Cleaner	Higher	395, 0.075, East
A23	KAISER MEDICAL CENTE	1515 N VERMONT AVE	CA SWEEPS UST, CA FID UST	Lower	427, 0.081, SW
A24	KAISER PERMANENTE	1515 N. VERMONT AVEN	RCRA-LQG	Lower	427, 0.081, SW
A25	KAISER PERMANENTE RE	1515 N VERMONT LEVEL	RCRA NonGen / NLR, FINDS, ECHO	Lower	427, 0.081, SW
C26	HOLLYWOOD CLEANERS	4730 HOLLYWOOD BLVD	RCRA-SQG, FINDS, ECHO, CA HAZNET	Higher	431, 0.082, NNW
E27	CHILDRENS HOSPITAL	4560 SUNSET	CA HIST CORTESE	Lower	440, 0.083, SSE
E28	CHILDRENS HOSPITAL	4560 SUNSET BLVD W	CA LUST	Lower	440, 0.083, SSE
D29	RITE AID NO 5435	1533 N VERMONT AVE	RCRA-SQG, FINDS, ECHO	Higher	442, 0.084, West
G30	GOLDBAUM PINKUS	4546 S SUNSET BLVD	EDR Hist Auto	Lower	489, 0.093, SE
H31	RITE AID #5435	1637 N VERMONT AVE	RCRA-LQG	Higher	493, 0.093, NNW
H32	RITE AID NO 5435	1637 N VERMONT AVE	RCRA-CESQG	Higher	493, 0.093, NNW
C33	PRESTIGE STATIONS IN	1630 N VERMONT AVE	RCRA NonGen / NLR, FINDS, ECHO	Higher	499, 0.095, NNW
C34	HOLLYWOOD SHELL	1630 N VERMONT AVE	CA UST	Higher	499, 0.095, NNW
C35	SHELL/TESORO (FORMER	1630 VERMONT AVE N	CA LUST	Higher	499, 0.095, NNW
C36	ARCO #5025	1630 VERMONT	CA HIST CORTESE	Higher	499, 0.095, NNW
C37	MINI MARKET/GAS STAT	1630 N VERMONT AVE	CA SWEEPS UST, CA HIST UST, CA FID UST	Higher	499, 0.095, NNW
F38	U-HAUL OF LOS ANGELE	4550 HOLLYWOOD BLVD	CA SWEEPS UST, CA HIST UST, CA FID UST	Lower	515, 0.098, ESE
F39	HOLLYWOOD MOVING GEN	4550 HOLLYWOOD BLVD	CA HIST UST	Lower	515, 0.098, ESE

MAPPED SITES SUMMARY

Target Property Address:
4645 , 4637 AND 4629 MAUBERT AVENUE
LOS ANGELES, CA 90027

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
F40	BARTOO LILLIAN MRS	4548 HOLLYWOOD BLVD	EDR Hist Cleaner	Lower	525, 0.099, ESE
G41	GOLDBAUM PINKUS	4540 S SUNSET BLVD	EDR Hist Auto	Lower	534, 0.101, SE
I42	MC CALL PAYNE INC	4700 S SUNSET BLVD	EDR Hist Auto	Lower	552, 0.105, SW
H43	HOLLYWOOD ENTERPRISE	1666 N VERMONT AVE	CA SWEEPS UST, CA FID UST	Higher	588, 0.111, NNW
H44	HOLLYMONT CAR WASH	1666 N VERMONT AVE	CA HIST UST	Higher	588, 0.111, NNW
H45	HOLLYMONT ENTERPRISE	1666 N VERMONT AVE	EDR Hist Auto	Higher	588, 0.111, NNW
H46	ORANGE BEE JAY	1670 N VERMONT AVE	EDR Hist Auto	Higher	611, 0.116, NNW
G47	CASAVIAN FRED	4532 S SUNSET BLVD	EDR Hist Auto	Lower	624, 0.118, SE
I48	KROLL IDA MRS	1428 N VERMONT AVE	EDR Hist Cleaner	Lower	652, 0.123, SSW
I49	KOVALL C C	4720 S SUNSET BLVD	EDR Hist Auto	Lower	658, 0.125, SW
J50	HOLLYWOOD FORD	4531 HOLLYWOOD BLVD	RCRA-SQG, CA SWEEPS UST, CA HIST UST, CA FID UST,...	Lower	671, 0.127, East
J51	MONACO MOTORS INC.	1566 LYMAN RD	CA SWEEPS UST, CA FID UST	Higher	694, 0.131, East
J52	HOLLYWOOD BODY AND F	1566 LYMAN PL	RCRA-SQG, FINDS, ECHO	Higher	694, 0.131, East
K53	KAISER FOUNDATION HE	4733 W SUNSET BLVD	CA SWEEPS UST, CA FID UST	Lower	716, 0.136, WSW
K54	TEXACO INC	4747 W SUNSET BLVD	CA SWEEPS UST, CA FID UST	Lower	718, 0.136, WSW
L55	JIFFY LUBE #510	4500 CLAYTON RD	CA FID UST	Higher	828, 0.157, East
L56	FIRE STATION #35	1601 HILLHURST AVE N	CA LUST	Higher	886, 0.168, ENE
L57	LOS ANGELES FIRE STA	1601 HILLHURST AVE	CA UST	Higher	886, 0.168, ENE
L58	LAFD - FIRE STATION	1601 N HILLHURST AVE	CA UST	Higher	886, 0.168, ENE
L59	LOS ANGELES FIRE STA	1601 N HILLHURST ST	CA SWEEPS UST	Higher	886, 0.168, ENE
L60	LA FIRE STATION 35	1601 HILLHURST AVE	RCRA-SQG, FINDS, ECHO, CA HIST CORTESE	Higher	886, 0.168, ENE
L61	FIRE STATION 35	1601 HILLHURST AVE	CA HIST UST	Higher	886, 0.168, ENE
L62	LOS ANGELES FIRE STA	1601 N HILLHURST AVE	CA SWEEPS UST, CA HIST UST, CA FID UST	Higher	886, 0.168, ENE
K63	KAISER FOUNDATION HO	4760 W SUNSET BLVD	CA FID UST	Lower	893, 0.169, SW
K64	KAISER PERMANENTE	4760 W SUNSET BLVD	CA UST, CA SWEEPS UST	Lower	893, 0.169, SW
M65	HOLLYWOOD CLEANERS	4730 HOLLYWOOD BLVD	CA DRYCLEANERS	Higher	951, 0.180, NW
M66	HOLLYWOOD CLEANERS	4730 HOLLYWOOD BLVD	CA DRYCLEANERS	Higher	951, 0.180, NW
N67	HOLLYWOOD PRESBYTERI	1300 N VERMONT AVE	CA UST	Lower	1111, 0.210, South
N68	HOLLYWOOD PRESBYTERI	1300 N VERMONT AVE	CA SWEEPS UST, CA FID UST, CA EMI	Lower	1111, 0.210, South
N69	QUEEN OF ANGELS HOLL	1300 N VERMONT AVE	RCRA-LQG, CA LUST, FINDS, ECHO, CA HAZNET, CA...	Lower	1111, 0.210, South
O70	90703	4480 W SUNSET BLVD	CA HIST UST	Lower	1118, 0.212, ESE
O71	90703-CHEVRON STATIO	4480 W SUNSET BLVD	CA SWEEPS UST, CA HIST UST, CA FID UST	Lower	1118, 0.212, ESE
O72	SUNSET 30 MINUTE PHO	4470 W SUNSET BLVD S	RCRA-SQG, FINDS, ECHO	Lower	1121, 0.212, ESE
73	DISTRIBUTING STATION	1675 HILLHURST AVE	CA AST	Higher	1136, 0.215, NE
P74	BARNSDALL PARK	4800 HOLLYWOOD BLVD	RCRA-SQG, FINDS, ECHO	Higher	1205, 0.228, NW
Q75	HOLLYMONT CLEANERS	1759 N VERMONT	RCRA-SQG, FINDS, ECHO, CA DRYCLEANERS	Higher	1241, 0.235, NNW
Q76	HOLLYMONT CLEANERS &	1759 N VERMONT AVE	CA DRYCLEANERS	Higher	1241, 0.235, NNW
Q77	HOLLYMONT CLEANER &	1759 N VERMONT AVE	CA DRYCLEANERS	Higher	1241, 0.235, NNW
Q78	HOLLYMONT CLEANERS &	1759 N VERMONT AVE	CA DRYCLEANERS, CA HAZNET	Higher	1241, 0.235, NNW

MAPPED SITES SUMMARY

Target Property Address:
 4645 , 4637 AND 4629 MAUBERT AVENUE
 LOS ANGELES, CA 90027

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
79	L A U S D LOS FELIZ	1740 N NEW HAMPSHIRE	RCRA-SQG, FINDS, ECHO	Higher	1265, 0.240, NNW
P80	MTA - BARNSDALL PARK	4800 HOLLYWOOD	CA CPS-SLIC	Higher	1287, 0.244, NW
81	KAISER LAMC STAGE 2	4867 SUNSET BOULEVAR	CA LUST, CA HIST CORTESE, CA NPDES, CA CIWQS	Lower	1328, 0.252, WSW
P82	HOLLYWOOD CAR WASH	4810 HOLLYWOOD BLVD	CA LUST, CA HIST UST	Higher	1389, 0.263, NW
P83	HOLLYWOOD CAR WASH	4810 HOLLYWOOD BLVD	CA LUST, CA HIST UST, CA HIST CORTESE	Higher	1389, 0.263, NW
R84	76 PRODUCTS STATION	1270 VERMONT AVE N	CA LUST, CA HIST CORTESE	Lower	1441, 0.273, South
R85	PACIFIC BELL	1255 N VERMONT	RCRA-SQG, CA LUST, CA UST, CA SWEEPS UST, CA HIST...	Lower	1663, 0.315, SSW
S86	EDGEMONT HOSPITAL	4841 HOLLYWOOD BLVD	CA LUST	Higher	1683, 0.319, WNW
S87	EDGEMONT HOSPITAL	4841 HOLLYWOOD	CA LUST, CA HIST CORTESE	Higher	1683, 0.319, WNW
S88	SERVICE STATION 3837	4900 W HOLLYWOOD BLV	CA LUST, CA SWEEPS UST, CA HIST UST, CA FID UST,...	Higher	1780, 0.337, WNW
S89	UNOCAL #3837 (FORMER	4900 HOLLYWOOD BLVD	CA LUST	Higher	1780, 0.337, WNW
S90	SHELL OIL CO (FORMER	4905 HOLLYWOOD BLVD	CA LUST, CA HIST CORTESE	Higher	1817, 0.344, WNW
91	SAV-MOR OIL CO. #343	4359 SUNSET BLVD	CA LUST, CA HIST UST, CA HIST CORTESE	Lower	2136, 0.405, ESE
T92	CHEVRON #9-0140	1869 HILLHURST AVE	CA LUST	Higher	2174, 0.412, NNE
T93	CHEVRON #9-0140	1869 HILLHURST AVE	CA LUST, CA HIST UST	Higher	2174, 0.412, NNE
94	MARSHALL NEW PRIMARY	LEXINGTON AVE/WESTMO	CA ENVIROSTOR, CA SCH	Lower	2220, 0.420, SSE
95	HOLLYWOOD GAS (FORME	4977 HOLLYWOOD BLVD	CA LUST, CA SWEEPS UST, CA HIST CORTESE	Lower	2273, 0.430, WNW
96	THRIFTY #183	5025 SUNSET BLVD W	CA LUST, CA HIST CORTESE	Lower	2469, 0.468, West
97	BELMONT/HOLLYWOOD NO	WILLOWBROOK AVE/HOOV	CA ENVIROSTOR, CA SCH	Lower	4034, 0.764, SSE
98	RAMONA PRIMARY SITE	HOBART BOULEVARD/FOU	CA ENVIROSTOR, CA SCH	Lower	4134, 0.783, WSW
99	RAMONA NEW PC AKA BO	SANTA MONICA BOULEVA	CA ENVIROSTOR, CA SCH	Lower	4615, 0.874, SW
100	BELMONT/HOLLYWOOD NO	LA MIRADA AVENUE/SER	CA ENVIROSTOR, CA SCH	Lower	4910, 0.930, WSW
101	RAMONA PRIMARY SITE	KINGSLEY DRIVE/ROMAI	CA ENVIROSTOR, CA SCH	Lower	5192, 0.983, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

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

Federal CERCLIS NFRAP site list

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

CA RESPONSE..... State Response Sites

EXECUTIVE SUMMARY

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

CA SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

CA VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

CA BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

CA AOCONCERN..... San Gabriel Valley Areas of Concern
US HIST CDL..... Delisted National Clandestine Laboratory Register
CA HIST Cal-Sites..... Historical Calsites Database
CA CDL..... Clandestine Drug Labs
CA Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register
CA CERS HAZ WASTE..... CERS HAZ WASTE

Local Lists of Registered Storage Tanks

CA CERS TANKS..... California Environmental Reporting System (CERS) Tanks

Local Land Records

CA LIENS..... Environmental Liens Listing

EXECUTIVE SUMMARY

LIENS 2..... CERCLA Lien Information
CA DEED..... Deed Restriction Listing

Records of Emergency Release Reports

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

Other Ascertainable Records

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

EXECUTIVE SUMMARY

CA HWP.....	EnviroStor Permitted Facilities Listing
CA HWT.....	Registered Hazardous Waste Transporter Database
CA MINES.....	Mines Site Location Listing
CA MWMP.....	Medical Waste Management Program Listing
CA PEST LIC.....	Pesticide Regulation Licenses Listing
CA PROC.....	Certified Processors Database
CA Notify 65.....	Proposition 65 Records
CA UIC.....	UIC Listing
CA WASTEWATER PITS.....	Oil Wastewater Pits Listing
CA WDS.....	Waste Discharge System
CA WIP.....	Well Investigation Program Case List
CA WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
CA UIC GEO.....	UIC GEO (GEOTRACKER)
CA SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
CA PROJECT.....	PROJECT (GEOTRACKER)
CA PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
CA OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
CA NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
CA CERS.....	CERS
CA MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
CA WDR.....	Waste Discharge Requirements Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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

A review of the RCRA-LQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 4 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RITE AID #5435 EPA ID:: CAL000281021	1637 N VERMONT AVE	NNW 0 - 1/8 (0.093 mi.)	H31	63
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHILDREN'S HOSPITAL EPA ID:: CAD981399900	4650 SUNSET BOULEVAR	S 0 - 1/8 (0.074 mi.)	E20	22
KAISER PERMANENTE EPA ID:: CAD981396658	1515 N. VERMONT AVEN	SW 0 - 1/8 (0.081 mi.)	A24	51
QUEEN OF ANGELS HOLL EPA ID:: CAD983617663	1300 N VERMONT AVE	S 1/8 - 1/4 (0.210 mi.)	N69	112

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

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 12 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOLLYWOOD HYUNDAI MA EPA ID:: CAD982523508	4601 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.051 mi.)	B6	13
TIME O MAX ONE HOUR EPA ID:: CAD982020414	1553 N VERMONT AVE	WNW 0 - 1/8 (0.054 mi.)	D8	14
TIME O MAX ONE HOUR EPA ID:: CAD981457674	1553 N VERMONT AVE	WNW 0 - 1/8 (0.054 mi.)	D9	16
HOLLYWOOD CLEANERS EPA ID:: CAD983647462	4730 HOLLYWOOD BLVD	NNW 0 - 1/8 (0.082 mi.)	C26	57
RITE AID NO 5435 EPA ID:: CA0000228510	1533 N VERMONT AVE	W 0 - 1/8 (0.084 mi.)	D29	61
HOLLYWOOD BODY AND F	1566 LYMAN PL	E 1/8 - 1/4 (0.131 mi.)	J52	96

EXECUTIVE SUMMARY

EPA ID:: CAD983664616				
LA FIRE STATION 35	1601 HILLHURST AVE	ENE 1/8 - 1/4 (0.168 mi.)	L60	103
EPA ID:: CAD981962160				
BARNSDALL PARK	4800 HOLLYWOOD BLVD	NW 1/8 - 1/4 (0.228 mi.)	P74	123
EPA ID:: CAD981988033				
HOLLYMONT CLEANERS	1759 N VERMONT	NNW 1/8 - 1/4 (0.235 mi.)	Q75	125
EPA ID:: CAR000012062				
L A U S D LOS FELIZ	1740 N NEW HAMPSHIRE	NNW 1/8 - 1/4 (0.240 mi.)	79	132
EPA ID:: CAD981625403				
Lower Elevation	Address	Direction / Distance	Map ID	Page
HOLLYWOOD FORD	4531 HOLLYWOOD BLVD	E 1/8 - 1/4 (0.127 mi.)	J50	90
EPA ID:: CAD981378532				
SUNSET 30 MINUTE PHO	4470 W SUNSET BLVD S	ESE 1/8 - 1/4 (0.212 mi.)	O72	121
EPA ID:: CAD982444408				

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

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RITE AID NO 5435	1637 N VERMONT AVE	NNW 0 - 1/8 (0.093 mi.)	H32	65
EPA ID:: CAR000249441				

State- and tribal - equivalent CERCLIS

CA ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the CA ENVIROSTOR list, as provided by EDR, and dated 07/30/2018 has revealed that there are 7 CA ENVIROSTOR sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHILDREN'S HOSPITAL	4650 SUNSET BOULEVAR	S 0 - 1/8 (0.074 mi.)	E20	22

EXECUTIVE SUMMARY

Facility Id: 71002816
 Status: Refer: Other Agency

MARSHALL NEW PRIMARY Facility Id: 19650016 Status: No Further Action	LEXINGTON AVE/WESTMO	SSE 1/4 - 1/2 (0.420 mi.)	94	169
BELMONT/HOLLYWOOD NO Facility Id: 19800042 Status: Inactive - Needs Evaluation	WILLOWBROOK AVE/HOOV	SSE 1/2 - 1 (0.764 mi.)	97	185
RAMONA PRIMARY SITE Facility Id: 19820083 Status: Inactive - Withdrawn	HOBART BOULEVARD/FOU	WSW 1/2 - 1 (0.783 mi.)	98	188
RAMONA NEW PC AKA BO Facility Id: 19790003 Status: No Further Action	SANTA MONICA BOULEVA	SW 1/2 - 1 (0.874 mi.)	99	190
BELMONT/HOLLYWOOD NO Facility Id: 19880049 Status: Inactive - Needs Evaluation	LA MIRADA AVENUE/SER	WSW 1/2 - 1 (0.930 mi.)	100	194
RAMONA PRIMARY SITE Facility Id: 19880045 Status: Inactive - Withdrawn	KINGSLEY DRIVE/ROMAI	SW 1/2 - 1 (0.983 mi.)	101	197

State and tribal leaking storage tank lists

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

A review of the CA LUST list, as provided by EDR, has revealed that there are 19 CA LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL/TESORO (FORMER) Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/11/2018 Status: Open - Verification Monitoring Facility Id: 900270134 Status: Post remedial action monitoring Global Id: T0603700743 Global ID: T0603700743	1630 VERMONT AVE N	NNW 0 - 1/8 (0.095 mi.)	C35	72
FIRE STATION #35 Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Facility Id: 900270216 Status: Case Closed Global Id: T0603700750 Global ID: T0603700750	1601 HILLHURST AVE N	ENE 1/8 - 1/4 (0.168 mi.)	L56	100
HOLLYWOOD CAR WASH Database: LUST REG 4, Date of Government Version: 09/07/2004	4810 HOLLYWOOD BLVD	NW 1/4 - 1/2 (0.263 mi.)	P82	140

EXECUTIVE SUMMARY

Facility Id: 900270052 Status: Case Closed Global ID: T0603700736				
HOLLYWOOD CAR WASH	4810 HOLLYWOOD BLVD	NW 1/4 - 1/2 (0.263 mi.)	P83	141
Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Global Id: T0603700736				
EDGEMONT HOSPITAL	4841 HOLLYWOOD BLVD	WNW 1/4 - 1/2 (0.319 mi.)	S86	154
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900270089 Status: Case Closed Global ID: T0603700738				
EDGEMONT HOSPITAL	4841 HOLLYWOOD	WNW 1/4 - 1/2 (0.319 mi.)	S87	155
Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Global Id: T0603700738				
SERVICE STATION 3837	4900 W HOLLYWOOD BLV	WNW 1/4 - 1/2 (0.337 mi.)	S88	156
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900270025 Status: Case Closed Global ID: T0603700733				
UNOCAL #3837 (FORMER)	4900 HOLLYWOOD BLVD	WNW 1/4 - 1/2 (0.337 mi.)	S89	159
Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Global Id: T0603700733				
SHELL OIL CO (FORMER)	4905 HOLLYWOOD BLVD	WNW 1/4 - 1/2 (0.344 mi.)	S90	161
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Facility Id: 900270189 Status: Case Closed Global Id: T0603700747 Global ID: T0603700747				
CHEVRON #9-0140	1869 HILLHURST AVE	NNE 1/4 - 1/2 (0.412 mi.)	T92	166
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: 900270225 Status: Leak being confirmed Global ID: T0603790020				
CHEVRON #9-0140	1869 HILLHURST AVE	NNE 1/4 - 1/2 (0.412 mi.)	T93	167
Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Global Id: T0603790020				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHILDRENS HOSPITAL	4560 SUNSET BLVD W	SSE 0 - 1/8 (0.083 mi.)	E28	59
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 06/11/2018 Status: Completed - Case Closed Facility Id: 900270125 Status: Case Closed Global Id: T0603700742				

EXECUTIVE SUMMARY

Global ID: T0603700742				
QUEEN OF ANGELS HOLL	1300 N VERMONT AVE	S 1/8 - 1/4 (0.210 mi.)	N69	112
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Global Id: T0603769055				
KAISER LAMC STAGE 2	4867 SUNSET BOULEVAR	WSW 1/4 - 1/2 (0.252 mi.)	81	135
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Facility Id: 900270034				
Status: Case Closed				
Global Id: T0603700734				
Global ID: T0603700734				
76 PRODUCTS STATION	1270 VERMONT AVE N	S 1/4 - 1/2 (0.273 mi.)	R84	144
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Facility Id: 900290089				
Status: Case Closed				
Global Id: T0603700771				
Global ID: T0603700771				
PACIFIC BELL	1255 N VERMONT	SSW 1/4 - 1/2 (0.315 mi.)	R85	146
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Facility Id: 900290152				
Status: Case Closed				
Global Id: T0603700778				
Global ID: T0603700778				
SAV-MOR OIL CO. #343	4359 SUNSET BLVD	ESE 1/4 - 1/2 (0.405 mi.)	91	163
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Facility Id: 900270043				
Status: Case Closed				
Global Id: T0603700735				
Global ID: T0603700735				
HOLLYWOOD GAS (FORME	4977 HOLLYWOOD BLVD	WNW 1/4 - 1/2 (0.430 mi.)	95	172
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Facility Id: 900270116				
Status: Case Closed				
Global Id: T0603700741				
Global ID: T0603700741				
THRIFTY #183	5025 SUNSET BLVD W	W 1/4 - 1/2 (0.468 mi.)	96	176
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 06/11/2018				
Status: Completed - Case Closed				
Facility Id: 900270061				
Status: Remediation Plan				
Global Id: T0603700737				
Global ID: T0603700737				

EXECUTIVE SUMMARY

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

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MTA - BARNSDALL PARK Database: SLIC REG 4, Date of Government Version: 11/17/2004 Database: CPS-SLIC, Date of Government Version: 06/11/2018 Facility Status: Completed - Case Closed Facility Status: No further action required Global Id: SL2049T1734	4800 HOLLYWOOD	NW 1/8 - 1/4 (0.244 mi.)	P80	134

State and tribal registered storage tank lists

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

A review of the CA UST list, as provided by EDR, has revealed that there are 8 CA UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOLLYWOOD SHELL Database: UST, Date of Government Version: 09/10/2018 Facility Id: 24988	1630 N VERMONT AVE	NNW 0 - 1/8 (0.095 mi.)	C34	71
LOS ANGELES FIRE STA Database: UST, Date of Government Version: 09/10/2018 Facility Id: 24977	1601 HILLHURST AVE	ENE 1/8 - 1/4 (0.168 mi.)	L57	102
LAFD - FIRE STATION Database: UST, Date of Government Version: 09/10/2018 Facility Id: FA0003829	1601 N HILLHURST AVE	ENE 1/8 - 1/4 (0.168 mi.)	L58	102

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHILDREN'S HOSPITAL Database: UST, Date of Government Version: 09/10/2018 Facility Id: 035119	4661 W SUNSET BLVD	S 0 - 1/8 (0.058 mi.)	A11	18
KAISER FOUNDATION HO Database: UST, Date of Government Version: 09/10/2018 Facility Id: 25222	4730 BARNSDALL AVE	WSW 0 - 1/8 (0.068 mi.)	A16	20
CHILDREN'S HOSPITAL Database: UST, Date of Government Version: 09/10/2018 Facility Id: FA0002650 Facility Id: 25219	4650 W SUNSET BLVD	S 0 - 1/8 (0.074 mi.)	E19	21
KAISER PERMANENTE Database: UST, Date of Government Version: 09/10/2018	4760 W SUNSET BLVD	SW 1/8 - 1/4 (0.169 mi.)	K64	107

EXECUTIVE SUMMARY

Facility Id: FA-003-2259
Facility Id: 24064

HOLLYWOOD PRESBYTERI 1300 N VERMONT AVE S 1/8 - 1/4 (0.210 mi.) N67 109
Database: UST, Date of Government Version: 09/10/2018
Facility Id: 24792
Facility Id: FA0031693

CA AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the CA AST list, as provided by EDR, has revealed that there is 1 CA AST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DISTRIBUTING STATION Database: AST, Date of Government Version: 07/06/2016	1675 HILLHURST AVE	NE 1/8 - 1/4 (0.215 mi.)	73	123

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

CA SWRCY: A listing of recycling facilities in California.

A review of the CA SWRCY list, as provided by EDR, and dated 06/11/2018 has revealed that there is 1 CA SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAUR METALS CO Cert Id: RC4139	1601 N VERMONT AVE	NW 0 - 1/8 (0.059 mi.)	D14	18

Local Lists of Registered Storage Tanks

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

A review of the CA SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 16 CA SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOLLYWOOD HYUNDAI MA Comp Number: 1719	4601 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.051 mi.)	B5	10
MINI MARKET/GAS STAT Status: A Tank Status: A	1630 N VERMONT AVE	NNW 0 - 1/8 (0.095 mi.)	C37	81

EXECUTIVE SUMMARY

Comp Number: 1613				
HOLLYWOOD ENTERPRISE	1666 N VERMONT AVE	NNW 0 - 1/8 (0.111 mi.)	H43	86
Comp Number: 289				
MONACO MOTORS INC.	1566 LYMAN RD	E 1/8 - 1/4 (0.131 mi.)	J51	95
Comp Number: 7571				
LOS ANGELES FIRE STA	1601 N HILLHURST ST	ENE 1/8 - 1/4 (0.168 mi.)	L59	102
Status: A				
Comp Number: 8266				
LOS ANGELES FIRE STA	1601 N HILLHURST AVE	ENE 1/8 - 1/4 (0.168 mi.)	L62	105
Comp Number: 2659				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KAISER FOUND HOSPITA	4730 BARNSDALE AVE	WSW 0 - 1/8 (0.068 mi.)	A15	19
Status: A				
Comp Number: 7916				
CHILDREN'S HOSPITAL	4650 W SUNSET BLVD	S 0 - 1/8 (0.074 mi.)	E19	21
Status: A				
Tank Status: A				
Comp Number: 2166				
KAISER MEDICAL CENTE	1515 N VERMONT AVE	SW 0 - 1/8 (0.081 mi.)	A23	51
Comp Number: 6632				
U-HAUL OF LOS ANGELE	4550 HOLLYWOOD BLVD	ESE 0 - 1/8 (0.098 mi.)	F38	83
Status: A				
Tank Status: A				
Comp Number: 193				
HOLLYWOOD FORD	4531 HOLLYWOOD BLVD	E 1/8 - 1/4 (0.127 mi.)	J50	90
Comp Number: 425				
KAISER FOUNDATION HE	4733 W SUNSET BLVD	WSW 1/8 - 1/4 (0.136 mi.)	K53	97
Comp Number: 6069				
TEXACO INC	4747 W SUNSET BLVD	WSW 1/8 - 1/4 (0.136 mi.)	K54	98
Comp Number: 7081				
KAISER PERMANENTE	4760 W SUNSET BLVD	SW 1/8 - 1/4 (0.169 mi.)	K64	107
Status: A				
Comp Number: 6089				
HOLLYWOOD PRESBYTERI	1300 N VERMONT AVE	S 1/8 - 1/4 (0.210 mi.)	N68	109
Status: A				
Comp Number: 5142				
90703-CHEVRON STATIO	4480 W SUNSET BLVD	ESE 1/8 - 1/4 (0.212 mi.)	O71	119
Comp Number: 3471				

CA HIST UST: Historical UST Registered Database.

A review of the CA HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 13 CA HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALEX SATIN OLDS MAZD	4601 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.051 mi.)	B4	9

EXECUTIVE SUMMARY

Facility Id: 00000020974				
HOLLYWOOD HYUNDAI MA	4601 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.051 mi.)	B5	10
Facility Id: 00000029253				
YITZHAK HACHAMOFF	1630 N VERMONT AVE	NNW 0 - 1/8 (0.070 mi.)	C18	20
Facility Id: 00000026763				
MINI MARKET/GAS STAT	1630 N VERMONT AVE	NNW 0 - 1/8 (0.095 mi.)	C37	81
HOLLYMONT CAR WASH	1666 N VERMONT AVE	NNW 0 - 1/8 (0.111 mi.)	H44	87
Facility Id: 00000003846				
FIRE STATION 35	1601 HILLHURST AVE	ENE 1/8 - 1/4 (0.168 mi.)	L61	105
Facility Id: 00000047491				
LOS ANGELES FIRE STA	1601 N HILLHURST AVE	ENE 1/8 - 1/4 (0.168 mi.)	L62	105
Lower Elevation	Address	Direction / Distance	Map ID	Page
CHILDREN'S HOSPITAL	4650 SUNSET BOULEVAR	S 0 - 1/8 (0.074 mi.)	E20	22
Facility Id: 00000041069				
Facility Id: 00000068663				
U-HAUL OF LOS ANGELE	4550 HOLLYWOOD BLVD	ESE 0 - 1/8 (0.098 mi.)	F38	83
HOLLYWOOD MOVING CEN	4550 HOLLYWOOD BLVD	ESE 0 - 1/8 (0.098 mi.)	F39	84
Facility Id: 00000003510				
HOLLYWOOD FORD	4531 HOLLYWOOD BLVD	E 1/8 - 1/4 (0.127 mi.)	J50	90
Facility Id: 00000004881				
90703	4480 W SUNSET BLVD	ESE 1/8 - 1/4 (0.212 mi.)	O70	118
Facility Id: 00000061882				
90703-CHEVRON STATIO	4480 W SUNSET BLVD	ESE 1/8 - 1/4 (0.212 mi.)	O71	119

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 16 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOLLYWOOD HYUNDAI MA	4601 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.051 mi.)	B5	10
Facility Id: 19011135				
Status: I				
MINI MARKET/GAS STAT	1630 N VERMONT AVE	NNW 0 - 1/8 (0.095 mi.)	C37	81
Facility Id: 19009394				
Status: A				
HOLLYWOOD ENTERPRISE	1666 N VERMONT AVE	NNW 0 - 1/8 (0.111 mi.)	H43	86
Facility Id: 19013476				
Status: I				
MONACO MOTORS INC.	1566 LYMAN RD	E 1/8 - 1/4 (0.131 mi.)	J51	95
Facility Id: 19036188				
Status: I				
JIFFY LUBE #510	4500 CLAYTON RD	E 1/8 - 1/4 (0.157 mi.)	L55	99
Facility Id: 19004515				
Status: A				
Status: I				
LOS ANGELES FIRE STA	1601 N HILLHURST AVE	ENE 1/8 - 1/4 (0.168 mi.)	L62	105

EXECUTIVE SUMMARY

Facility Id: 19024388
Status: A

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KAISER FOUND HOSPITA Facility Id: 19054682 Status: I	4730 BARNSDALE AVE	WSW 0 - 1/8 (0.068 mi.)	A15	19
CHILDREN'S HOSPITAL Facility Id: 19000800 Status: A	4650 SUNSET BOULEVAR	S 0 - 1/8 (0.074 mi.)	E20	22
KAISER MEDICAL CENTE Facility Id: 19017705 Status: I	1515 N VERMONT AVE	SW 0 - 1/8 (0.081 mi.)	A23	51
U-HAUL OF LOS ANGELE Facility Id: 19003999 Status: A	4550 HOLLYWOOD BLVD	ESE 0 - 1/8 (0.098 mi.)	F38	83
HOLLYWOOD FORD Facility Id: 19020005 Status: I	4531 HOLLYWOOD BLVD	E 1/8 - 1/4 (0.127 mi.)	J50	90
KAISER FOUNDATION HE Facility Id: 19054480 Status: I	4733 W SUNSET BLVD	WSW 1/8 - 1/4 (0.136 mi.)	K53	97
TEXACO INC Facility Id: 19020449 Status: I	4747 W SUNSET BLVD	WSW 1/8 - 1/4 (0.136 mi.)	K54	98
KAISER FOUNDATION HO Facility Id: 19014615 Status: A	4760 W SUNSET BLVD	SW 1/8 - 1/4 (0.169 mi.)	K63	107
HOLLYWOOD PRESBYTERI Facility Id: 19006380 Status: A	1300 N VERMONT AVE	S 1/8 - 1/4 (0.210 mi.)	N68	109
90703-CHEVRON STATIO Facility Id: 19005665 Status: I	4480 W SUNSET BLVD	ESE 1/8 - 1/4 (0.212 mi.)	O71	119

Other Ascertainable Records

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

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/01/2018 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOLLYWOOD HYUNDAI MA	4601 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.051 mi.)	B5	10

EXECUTIVE SUMMARY

EPA ID:: CAD981440613

PRESTIGE STATIONS IN	1630 N VERMONT AVE	NNW 0 - 1/8 (0.095 mi.)	C33	70
EPA ID:: CAR000100156				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KAISER PERMANENTE RE	1515 N VERMONT LEVEL	SW 0 - 1/8 (0.081 mi.)	A25	55
EPA ID:: CAD982025850				

CA DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the CA DRYCLEANERS list, as provided by EDR, has revealed that there are 6 CA DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOLLYWOOD CLEANERS	4730 HOLLYWOOD BLVD	NW 1/8 - 1/4 (0.180 mi.)	M65	108
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/24/2018				
HOLLYWOOD CLEANERS	4730 HOLLYWOOD BLVD	NW 1/8 - 1/4 (0.180 mi.)	M66	108
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/24/2018				
HOLLYMONT CLEANERS	1759 N VERMONT	NNW 1/8 - 1/4 (0.235 mi.)	Q75	125
Database: DRYCLEANERS, Date of Government Version: 05/31/2018				
EPA Id: CAL000009684				
HOLLYMONT CLEANERS &	1759 N VERMONT AVE	NNW 1/8 - 1/4 (0.235 mi.)	Q76	127
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/24/2018				
HOLLYMONT CLEANER &	1759 N VERMONT AVE	NNW 1/8 - 1/4 (0.235 mi.)	Q77	128
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/24/2018				
HOLLYMONT CLEANERS &	1759 N VERMONT AVE	NNW 1/8 - 1/4 (0.235 mi.)	Q78	128
Database: DRYCLEANERS, Date of Government Version: 05/31/2018				
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 08/24/2018				
EPA Id: CAL000394511				

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

A review of the CA HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 13 CA HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO #5025	1630 VERMONT	NNW 0 - 1/8 (0.095 mi.)	C36	81
Reg Id: 900270134				
LA FIRE STATION 35	1601 HILLHURST AVE	ENE 1/8 - 1/4 (0.168 mi.)	L60	103
Reg Id: 900270216				
HOLLYWOOD CAR WASH	4810 HOLLYWOOD BLVD	NW 1/4 - 1/2 (0.263 mi.)	P83	141
Reg Id: 900270052				
EDGEMONT HOSPITAL	4841 HOLLYWOOD	WNW 1/4 - 1/2 (0.319 mi.)	S87	155

EXECUTIVE SUMMARY

Reg Id: 900270089				
SERVICE STATION 3837	4900 W HOLLYWOOD BLV	WNW 1/4 - 1/2 (0.337 mi.)	S88	156
Reg Id: 900270025				
SHELL OIL CO (FORMER	4905 HOLLYWOOD BLVD	WNW 1/4 - 1/2 (0.344 mi.)	S90	161
Reg Id: 900270189				
Lower Elevation	Address	Direction / Distance	Map ID	Page
CHILDRENS HOSPITAL Reg Id: 900270125	4560 SUNSET	SSE 0 - 1/8 (0.083 mi.)	E27	59
KAISER LAMC STAGE 2 Reg Id: 900270034	4867 SUNSET BOULEVAR	WSW 1/4 - 1/2 (0.252 mi.)	81	135
76 PRODUCTS STATION Reg Id: 900290089	1270 VERMONT AVE N	S 1/4 - 1/2 (0.273 mi.)	R84	144
PACIFIC BELL Reg Id: 900290152	1255 N VERMONT	SSW 1/4 - 1/2 (0.315 mi.)	R85	146
SAV-MOR OIL CO. #343 Reg Id: 900270043	4359 SUNSET BLVD	ESE 1/4 - 1/2 (0.405 mi.)	91	163
HOLLYWOOD GAS (FORME Reg Id: 900270116	4977 HOLLYWOOD BLVD	WNW 1/4 - 1/2 (0.430 mi.)	95	172
THRIFTY #183 Reg Id: 900270061	5025 SUNSET BLVD W	W 1/4 - 1/2 (0.468 mi.)	96	176

NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the NY MANIFEST list, as provided by EDR, and dated 07/01/2018 has revealed that there is 1 NY MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHILDREN'S HOSPITAL EPA ID: CAD981399900	4650 SUNSET BOULEVAR	S 0 - 1/8 (0.074 mi.)	E20	22

WI MANIFEST: Hazardous waste manifest information.

A review of the WI MANIFEST list, as provided by EDR, and dated 12/31/2017 has revealed that there is 1 WI MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHILDREN'S HOSPITAL ACT Status: A FID: 0 EPA ID: CAD981399900	4650 SUNSET BOULEVAR	S 0 - 1/8 (0.074 mi.)	E20	22

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 12 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MILLS J J	4627 HOLLYWOOD BLVD	NE 0 - 1/8 (0.047 mi.)	B2	9
SANFORD EDW	4575 HOLLYWOOD BLVD	ENE 0 - 1/8 (0.059 mi.)	B13	18
PETROL SIX LLC	1630 N VERMONT AVE	NNW 0 - 1/8 (0.070 mi.)	C17	20
HOLLYMONT ENTERPRISE	1666 N VERMONT AVE	NNW 0 - 1/8 (0.111 mi.)	H45	88
ORANGE BEE JAY	1670 N VERMONT AVE	NNW 0 - 1/8 (0.116 mi.)	H46	89
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ABRAMSON MORRIS	1528 N VERMONT AVE	SW 0 - 1/8 (0.031 mi.)	A1	9
PRATTE GARLAND	4661 S SUNSET BLVD	S 0 - 1/8 (0.058 mi.)	A12	18
GOLDBAUM PINKUS	4546 S SUNSET BLVD	SE 0 - 1/8 (0.093 mi.)	G30	63
GOLDBAUM PINKUS	4540 S SUNSET BLVD	SE 0 - 1/8 (0.101 mi.)	G41	85
MC CALL PAYNE INC	4700 S SUNSET BLVD	SW 0 - 1/8 (0.105 mi.)	I42	85
CASAVIAN FRED	4532 S SUNSET BLVD	SE 0 - 1/8 (0.118 mi.)	G47	89
KOVALL C C	4720 S SUNSET BLVD	SW 0 - 1/8 (0.125 mi.)	I49	89

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

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 7 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ANDERS H F	4660 HOLLYWOOD BLVD	N 0 - 1/8 (0.051 mi.)	C3	9
SPARKLING CLEANERS	1553 N VERMONT AVE	WNW 0 - 1/8 (0.054 mi.)	D7	14
ANDERS H F	4662 HOLLYWOOD BLVD	N 0 - 1/8 (0.055 mi.)	C10	17
FINNERMAN SOL	4580 HOLLYWOOD BLVD	E 0 - 1/8 (0.074 mi.)	F21	50
ARK WING	4578 HOLLYWOOD BLVD	E 0 - 1/8 (0.075 mi.)	F22	50
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BARTOO LILLIAN MRS	4548 HOLLYWOOD BLVD	ESE 0 - 1/8 (0.099 mi.)	F40	85

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KROLL IDA MRS	1428 N VERMONT AVE	SSW 0 - 1/8 (0.123 mi.)	I48	89

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

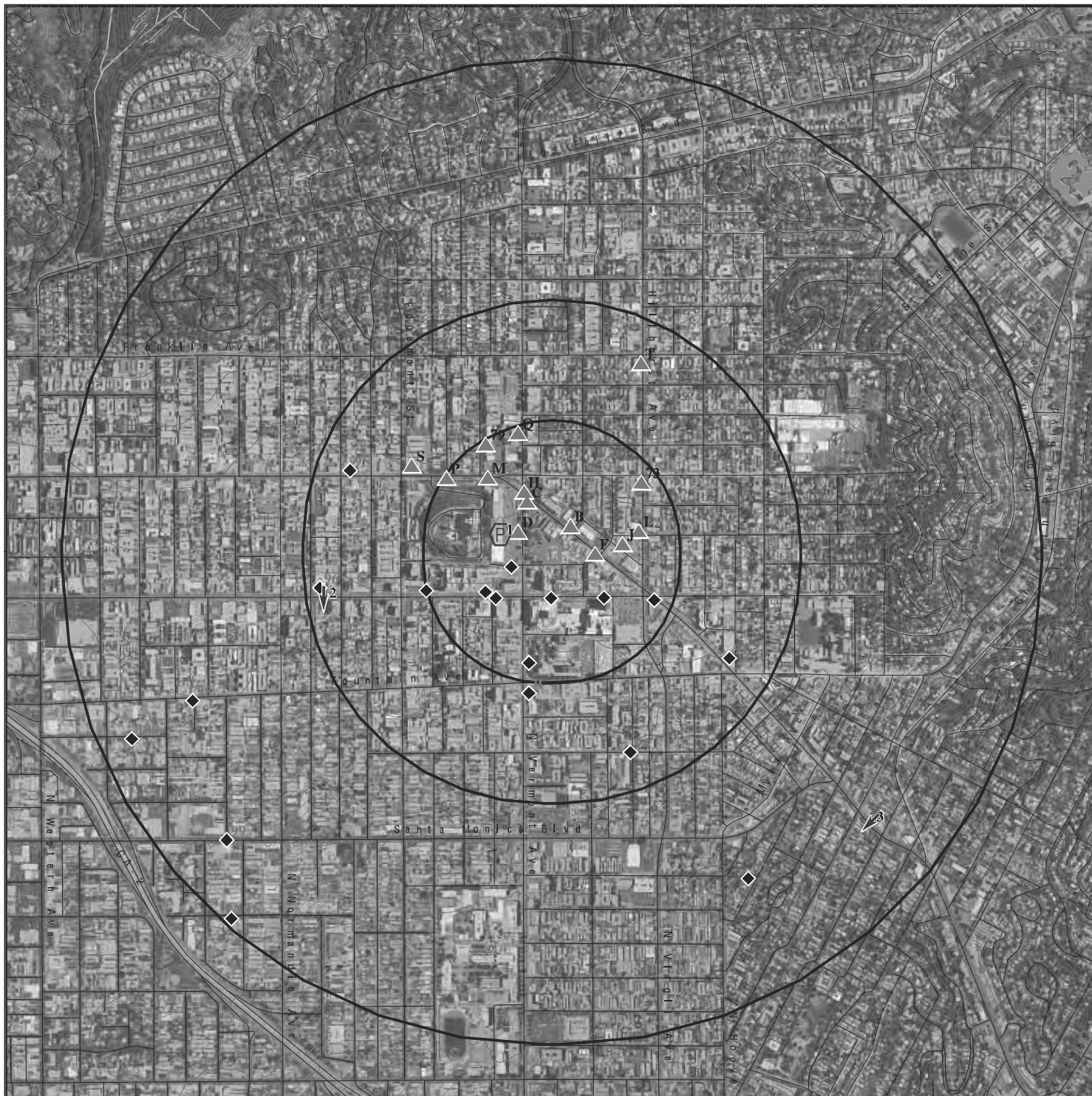
Site Name

Database(s)

SOUTHERN CALIFORNIA DISPOSAL

CA SWF/LF

OVERVIEW MAP - 5441284.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

Areas of Concern








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






SITE NAME: 4645 , 4637 and 4629 Maubert Avenue
 ADDRESS: 4645 , 4637 and 4629 Maubert Avenue
 LOS ANGELES CA 90027
 LAT/LONG: 34.099446 / 118.290895

CLIENT: Partner Engineering and Science, Inc.
 CONTACT: Alex Flores
 INQUIRY #: 5441284.2s
 DATE: October 05, 2018 10:38 am

DETAIL MAP - 5441284.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone
-  Areas of Concern



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

SITE NAME: 4645, 4637 and 4629 Maubert Avenue
 ADDRESS: 4645, 4637 and 4629 Maubert Avenue
 LOS ANGELES CA 90027
 LAT/LONG: 34.099446 / 118.290895

CLIENT: Partner Engineering and Science, Inc.
 CONTACT: Alex Flores
 INQUIRY #: 5441284.2s
 DATE: October 05, 2018 10:41 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		3	1	NR	NR	NR	4
RCRA-SQG	0.250		5	7	NR	NR	NR	12
RCRA-CESQG	0.250		1	0	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
CA RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
CA ENVIROSTOR	1.000		1	0	1	5	NR	7
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
CA SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
CA LUST	0.500		2	2	15	NR	NR	19

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CA CPS-SLIC	0.500		0	1	0	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
CA UST	0.250		4	4	NR	NR	NR	8
CA AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
CA VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
CA BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
CA WMUDS/SWAT	0.500		0	0	0	NR	NR	0
CA SWRCY	0.500		1	0	0	NR	NR	1
CA HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
CA AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CA HIST Cal-Sites	1.000		0	0	0	0	NR	0
CA SCH	0.250		0	0	NR	NR	NR	0
CA CDL	TP		NR	NR	NR	NR	NR	0
CA Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
CA CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA SWEEPS UST	0.250		7	9	NR	NR	NR	16
CA HIST UST	0.250		8	5	NR	NR	NR	13
CA FID UST	0.250		7	9	NR	NR	NR	16
CA CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
CA LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
CA DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CA CHMIRS	TP		NR	NR	NR	NR	NR	0
CA LDS	TP		NR	NR	NR	NR	NR	0
CA MCS	TP		NR	NR	NR	NR	NR	0
CA SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	0	NR	NR	NR	3
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CA Cortese	0.500		0	0	0	NR	NR	0
CA CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA DRYCLEANERS	0.250		0	6	NR	NR	NR	6
CA EMI	TP		NR	NR	NR	NR	NR	0
CA ENF	TP		NR	NR	NR	NR	NR	0
CA Financial Assurance	TP		NR	NR	NR	NR	NR	0
CA HAZNET	TP		NR	NR	NR	NR	NR	0
CA ICE	TP		NR	NR	NR	NR	NR	0
CA HIST CORTESE	0.500		2	1	10	NR	NR	13
CA LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
CA HWP	1.000		0	0	0	0	NR	0
CA HWT	0.250		0	0	NR	NR	NR	0
NY MANIFEST	0.250		1	0	NR	NR	NR	1
WI MANIFEST	0.250		1	0	NR	NR	NR	1
CA MINES	0.250		0	0	NR	NR	NR	0
CA MWMP	0.250		0	0	NR	NR	NR	0
CA NPDES	TP		NR	NR	NR	NR	NR	0
CA PEST LIC	TP		NR	NR	NR	NR	NR	0
CA PROC	0.500		0	0	0	NR	NR	0
CA Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
CA UIC	TP		NR	NR	NR	NR	NR	0
CA WASTEWATER PITS	0.500		0	0	0	NR	NR	0
CA WDS	TP		NR	NR	NR	NR	NR	0
CA WIP	0.250		0	0	NR	NR	NR	0
CA CIWQS	TP		NR	NR	NR	NR	NR	0
CA WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
CA UIC GEO	TP		NR	NR	NR	NR	NR	0
CA SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
CA PROJECT	TP		NR	NR	NR	NR	NR	0
CA PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
CA OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
CA NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
CA CERS	TP		NR	NR	NR	NR	NR	0
CA MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
CA WDR	TP		NR	NR	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		12	NR	NR	NR	NR	12
EDR Hist Cleaner	0.125		7	NR	NR	NR	NR	7
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
CA RGA LF	TP		NR	NR	NR	NR	NR	0
CA RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	65	46	26	5	0	142

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
-----------------	--	----------------------------	-----------------	------------------	------------------	----------------	---------------	--------------------------

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

A1 **ABRAMSON MORRIS** **EDR Hist Auto** **1009075824**
SW **1528 N VERMONT AVE** **N/A**
< 1/8 **LOS ANGELES, CA**
0.031 mi.
164 ft. **Site 1 of 8 in cluster A**

Relative: EDR Hist Auto
Lower

Actual: 399 ft.	Year:	Name:	Type:
	1924	ATON LOSKAMP UECKER	AUTOMOBILE REPAIRING
	1929	MOLLEY N M	GASOLINE AND OIL SERVICE STATION
	1933	CORKHILL J E	AUTOMOBILE REPAIRING
	1933	ABRAMSON MORRIS	GASOLINE AND OIL SERVICE STATIONS
	1937	ABRAMSON MORRIS	GASOLINE AND OIL SERVICE STATIONS
	1937	CORKILL J E	AUTOMOBILE REPAIRING
	1942	CORKHILL J B	AUTOMOBILE REPAIRING
	1942	GEFFE MURRAY	GASOLINE AND OIL SERVICE STATIONS

B2 **MILLS J J** **EDR Hist Auto** **1009080448**
NE **4627 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.047 mi.
249 ft. **Site 1 of 5 in cluster B**

Relative: EDR Hist Auto
Higher

Actual: 415 ft.	Year:	Name:	Type:
	1933	MILLS J J	GASOLINE AND OIL SERVICE STATIONS
	1937	MILLS J J	GASOLINE AND OIL SERVICE STATIONS
	1942	MILLS J J	GASOLINE AND OIL SERVICE STATIONS

C3 **ANDERS H F** **EDR Hist Cleaner** **1009188745**
North **4660 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.051 mi.
268 ft. **Site 1 of 10 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: 416 ft.	Year:	Name:	Type:
	1924	ANDERS H F	CLOTHES CLEANERS PRESSERS AND DYERS

B4 **ALEX SATIN OLDS MAZDA** **CA HIST UST** **U001561176**
ENE **4601 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90027**
0.051 mi.
270 ft. **Site 2 of 5 in cluster B**

Relative: HIST UST:
Higher

Actual: 413 ft.	File Number:	00026281	
	URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026281.pdf	
	Region:	STATE	
	Facility ID:	00000020974	
	Facility Type:	Other	
	Other Type:	NEW CAR DEALER	
	Contact Name:	JOHN LIMA	
	Telephone:	2136667676	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALEX SATIN OLDS MAZDA (Continued)

U001561176

Owner Name: ALEX SATIN OLDS MAZDA
Owner Address: 4601 HOLLYWOOD BLVD.
Owner City,St,Zip: LOS ANGELES, CA 90027
Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000200
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00000300
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

[Click here for Geo Tracker PDF:](#)

B5
ENE
< 1/8
0.051 mi.
270 ft.

HOLLYWOOD HYUNDAI MAZDA
4601 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

Site 3 of 5 in cluster B

CA SWEEPS UST 1000439022
CA HIST UST CAD981440613
CA FID UST
RCRA NonGen / NLR
FINDS
ECHO

Relative:
Higher
Actual:
413 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 1719
Number: Not reported
Board Of Equalization: 44-011939
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001719-000001
Tank Status: Not reported
Capacity: 3000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 1

HIST UST:
File Number: 00026283
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026283.pdf>
Region: STATE
Facility ID: 00000029253
Facility Type: Other
Other Type: SELLING CARS & SERVI

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD HYUNDAI MAZDA (Continued)

1000439022

Contact Name: Not reported
Telephone: 6667676
Owner Name: ALEX SATIN OLDSMOBILE-MAZDA
Owner Address: 4601 HOLLYWOOD BLD.
Owner City,St,Zip: LOS ANGELES, CA 90027
Total Tanks: 0001

Tank Num: 001
Container Num: 1
Year Installed: 1978
Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

[Click here for Geo Tracker PDF:](#)

CA FID UST:

Facility ID: 19011135
Regulated By: UTKI
Regulated ID: 00029253
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136667676
Mail To: Not reported
Mailing Address: 4333 WOODMAN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

RCRA NonGen / NLR:

Date form received by agency: 04/15/1996
Facility name: HOLLYWOOD HYUNDAI MAZDA
Facility address: 4601 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

EPA ID: CAD981440613
Contact: ROSS HOSTETLER
Contact address: 4601 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

Contact country: US
Contact telephone: 213-669-8000
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: Y K MOTORS INC
Owner/operator address: 4601 HOLLYWOOD BLVD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD HYUNDAI MAZDA (Continued)

1000439022

LOS ANGELES, CA 90027
Owner/operator country: Not reported
Owner/operator telephone: 213-669-8000
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002705957

Environmental Interest/Information System

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD HYUNDAI MAZDA (Continued)

1000439022

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

ECHO:

Envid: 1000439022
Registry ID: 110002705957
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002705957>

B6
ENE
< 1/8
0.051 mi.
270 ft.

HOLLYWOOD HYUNDAI MAZDA
4601 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027

RCRA-SQG 1000327774
CAD982523508

Site 4 of 5 in cluster B

Relative:
Higher
Actual:
413 ft.

RCRA-SQG:
Date form received by agency: 04/15/1996
Facility name: HOLLYWOOD HYUNDAI MAZDA
Facility address: 4601 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027
EPA ID: CAD982523508
Contact: ROSS HOSTETLER
Contact address: 4601 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027
Contact country: US
Contact telephone: 213-669-8000
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported
Owner/operator name: YUN SUNG KIM
Owner/operator address: 4601 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027
Owner/operator country: Not reported
Owner/operator telephone: 213-669-8000
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYWOOD HYUNDAI MAZDA (Continued)

1000327774

Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

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

Violation Status: No violations found

D7
WNW
 < 1/8
 0.054 mi.
 284 ft.

SPARKLING CLEANERS
1553 N VERMONT AVE
LOS ANGELES, CA 90027

EDR Hist Cleaner 1018950982
N/A

Site 1 of 5 in cluster D

Relative:
Higher

EDR Hist Cleaner

Actual:
410 ft.

Year: Name:
 1980 SPARKLING CLEANERS
 1982 SPARKLING CLEANERS

Type:
 Garment Pressing And Cleaners' Agents
 Garment Pressing And Cleaners' Agents

D8
WNW
 < 1/8
 0.054 mi.
 284 ft.

TIME O MAX ONE HOUR PHOTO
1553 N VERMONT AVE
LOS ANGELES, CA 90027

RCRA-SQG 1000197783
FINDS CAD982020414
ECHO

Site 2 of 5 in cluster D

Relative:
Higher

RCRA-SQG:

Date form received by agency: 08/03/1987
 Facility name: TIME O MAX
 Facility address: 1553 N VERMONT AVE
 LOS ANGELES, CA 90027
 EPA ID: CAD982020414
 Mailing address: N VERMONT AVE
 LOS ANGELES, CA 90027
 Contact: ENVIRONMENTAL MANAGER
 Contact address: 1553 N VERMONT AVE
 LOS ANGELES, CA 90027
 Contact country: US
 Contact telephone: 213-661-8049
 Contact email: Not reported
 EPA Region: 09

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIME O MAX ONE HOUR PHOTO (Continued)

1000197783

Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

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

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

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002714091

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIME O MAX ONE HOUR PHOTO (Continued)

1000197783

Environmental Interest/Information System

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

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

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

ECHO:

Envid: 1000197783
Registry ID: 110002714091
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002714091>

**D9
WNW
< 1/8
0.054 mi.
284 ft.**

**TIME O MAX ONE HOUR PHOTO
1553 N VERMONT AVE
LOS ANGELES, CA 90027**

**RCRA-SQG 1000197781
CAD981457674**

Site 3 of 5 in cluster D

**Relative:
Higher
Actual:
410 ft.**

RCRA-SQG:
Date form received by agency: 04/02/1986
Facility name: TIME O MAX ONE HOUR PHOTO
Facility address: 1553 N VERMONT AVE
LOS ANGELES, CA 90027
EPA ID: CAD981457674
Contact: ENVIRONMENTAL MANAGER
Contact address: 1553 N VERMONT AVE
LOS ANGELES, CA 90027
Contact country: US
Contact telephone: 213-661-8049
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TIME O MAX ONE HOUR PHOTO (Continued)

1000197781

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: SHIN ED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

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

Violation Status: No violations found

C10
North
< 1/8
0.055 mi.
292 ft.

ANDERS H F
4662 HOLLYWOOD BLVD
LOS ANGELES, CA

EDR Hist Cleaner 1009189259
N/A

Site 2 of 10 in cluster C

Relative:
Higher

EDR Hist Cleaner

Actual:
416 ft.

Year: Name:
1929 ANDERS H F

Type:
CLOTHES PRESSERS CLEANERS AND REPAIRERS

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

A11 CHILDREN'S HOSPITAL LOS ANGELES CA UST U004261336
South 4661 W SUNSET BLVD N/A
< 1/8 LOS ANGELES, CA 90027
0.058 mi.
306 ft. Site 2 of 8 in cluster A

Relative: UST:
Lower Facility ID: 035119
Actual: Permitting Agency: Los Angeles City Fire Department
396 ft. Latitude: 34.09835
Longitude: -118.29138

A12 PRATTE GARLAND EDR Hist Auto 1009083092
South 4661 S SUNSET BLVD N/A
< 1/8 LOS ANGELES, CA
0.058 mi.
306 ft. Site 3 of 8 in cluster A

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
396 ft. 1942 PRATTE GARLAND GASOLINE AND OIL SERVICE STATIONS

B13 SANFORD EDW EDR Hist Auto 1009081095
ENE 4575 HOLLYWOOD BLVD N/A
< 1/8 LOS ANGELES, CA
0.059 mi.
309 ft. Site 5 of 5 in cluster B

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
412 ft. 1929 STNRM O J AUTOMOBILE REPAIRING AND SERVICE STATIONS
1937 WARREN J G GASOLINE AND OIL SERVICE STATIONS
1942 SANFORD EDW GASOLINE AND OIL SERVICE STATIONS

D14 LAUR METALS CO CA SWRCY S107137230
NW 1601 N VERMONT AVE N/A
< 1/8 LOS ANGELES, CA 90028
0.059 mi.
314 ft. Site 4 of 5 in cluster D

Relative: SWRCY:
Higher Reg Id: 27334
Actual: Cert Id: RC4139
414 ft. Mailing Address: P O Box 226907
Mailing City: Los Angeles
Mailing State: CA
Mailing Zip Code: 90022
Website: Not reported
Email: joshlaor@hotmail.com
Phone Number: (213) 240-5054
Grand Father: N
Rural: N
Operation Begin Date: 05/20/1991
Aluminium: Y
Glass: Y

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LAUR METALS CO (Continued)

S107137230

Plastic: Y
Bimetal: Y
Agency: N/A
Monday Hours Of Operation: 10:00 am - 4:00 pm
Tuesday Hours Of Operation: 10:00 am - 4:00 pm
Wednesday Hours Of Operation: CLOSED
Thursday Hours Of Operation: 10:00 am - 4:00 pm
Friday Hours Of Operation: 10:00 am - 4:00 pm
Saturday Hours Of Operation: 10:00 am - 4:00 pm
Sunday Hours Of Operation: 10:00 am - 4:00 pm
Organization ID: 19291
Organization Name: Laur Metals Co

**A15
WSW
< 1/8
0.068 mi.
360 ft.**

**KAISER FOUND HOSPITALS
4730 BARNSDALE AVE
LOS ANGELES, CA 90027**

**CA SWEEPS UST S101586988
CA FID UST N/A**

Site 4 of 8 in cluster A

**Relative:
Lower
Actual:
401 ft.**

SWEEPS UST:
Status: Active
Comp Number: 7916
Number: 9
Board Of Equalization: Not reported
Referral Date: 03-04-93
Action Date: 02-16-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19054682
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: UNK
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

A16 **KAISER FOUNDATION HOSPITALS**
WSW **4730 BARNSDALL AVE**
< 1/8 **LOS ANGELES, CA 90027**
0.068 mi.
360 ft. **Site 5 of 8 in cluster A**

CA UST **U003781502**
N/A

Relative: **UST:**
Lower Facility ID: 25222
Permitting Agency: LOS ANGELES, CITY OF
Actual: Latitude: 34.09908
401 ft. Longitude: -118.29218

C17 **PETROL SIX LLC**
NNW **1630 N VERMONT AVE**
< 1/8 **LOS ANGELES, CA 90027**
0.070 mi.
367 ft. **Site 3 of 10 in cluster C**

EDR Hist Auto **1020388934**
N/A

Relative: **EDR Hist Auto**
Higher

Actual:	Year:	Name:	Type:
418 ft.	2003	PETROL SIX	Gasoline Service Stations
	2004	PETROL SIX LLC	Gasoline Service Stations
	2005	PETROL SIX LLC	Gasoline Service Stations
	2006	PETROL SIX LLC	Gasoline Service Stations
	2007	PETROL SIX LLC	Gasoline Service Stations
	2008	PETROL SIX LLC	Gasoline Service Stations
	2009	FRYS HOLLYWOOD SHELL	Gasoline Service Stations, NEC
	2009	PETROL SIX LLC	Gasoline Service Stations
	2010	FRYS HOLLYWOOD SHELL	Gasoline Service Stations, NEC
	2011	FRYS HOLLYWOOD SHELL	Gasoline Service Stations, NEC
	2011	PETROL SIX LLC	Gasoline Service Stations
	2012	FRYS HOLLYWOOD SHELL	Gasoline Service Stations, NEC
	2012	PETROL SIX LLC	Gasoline Service Stations
	2013	FRYS HOLLYWOOD SHELL	Gasoline Service Stations, NEC
	2014	FRYS HOLLYWOOD SHELL	Gasoline Service Stations, NEC

C18 **YITZHAK HACHAMOFF**
NNW **1630 N VERMONT AVE**
< 1/8 **LOS ANGELES, CA 90028**
0.070 mi.
367 ft. **Site 4 of 10 in cluster C**

CA HIST UST **U001561242**
N/A

Relative: **HIST UST:**
Higher File Number: Not reported
Actual: URL: Not reported
418 ft. Region: STATE
Facility ID: 00000026763
Facility Type: Gas Station
Other Type: Not reported
Contact Name: Not reported
Telephone: 0000000000
Owner Name: ARCO PETROLEUM PRODUCTS CO.
Owner Address: 515 SOUTH FLOWER STREET
Owner City,St,Zip: LOS ANGELES, CA 90071
Total Tanks: 0003

Tank Num: 001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

YITZHAK HACHAMOFF (Continued)

U001561242

Container Num: 0000000001
Year Installed: 1971
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: 06
Container Construction Thickness: 0000240
Leak Detection: Stock Inventor, 10

Tank Num: 002
Container Num: 0000000002
Year Installed: 1971
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: 06
Container Construction Thickness: 0000240
Leak Detection: Stock Inventor, 10

Tank Num: 003
Container Num: 0000000003
Year Installed: 1971
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: 06
Container Construction Thickness: 0000240
Leak Detection: Stock Inventor, 10

E19
South
< 1/8
0.074 mi.
391 ft.

CHILDREN'S HOSPITAL OF L.A.
4650 W SUNSET BLVD
LOS ANGELES, CA 90027

CA UST U003970947
CA SWEEPS UST N/A

Site 1 of 4 in cluster E

Relative:
Lower
Actual:
394 ft.

UST:
Facility ID: FA0002650
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.09811
Longitude: -118.29061

Facility ID: 25219
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0992929
Longitude: -118.2895805

SWEEPS UST:
Status: Active
Comp Number: 2166
Number: 9
Board Of Equalization: 44-012153
Referral Date: 01-23-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002166-000001
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF L.A. (Continued)

U003970947

STG: P
Content: DIESEL
Number Of Tanks: 3

Status: Active
Comp Number: 2166
Number: 9
Board Of Equalization: 44-012153
Referral Date: 01-23-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002166-000002
Tank Status: A
Capacity: 1500
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Status: Active
Comp Number: 2166
Number: 9
Board Of Equalization: 44-012153
Referral Date: 01-23-93
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002166-000003
Tank Status: A
Capacity: 48000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

E20
South
< 1/8
0.074 mi.
391 ft.
Relative:
Lower
Actual:
394 ft.

CHILDREN'S HOSPITAL OF LOS ANGELES
4650 SUNSET BOULEVARD
LOS ANGELES, CA 90027
Site 2 of 4 in cluster E

RCRA-LQG 1000278867
CA ENVIROSTOR CAD981399900
CA HIST UST
CA FID UST
FINDS
ECHO
CA EMI
WI MANIFEST
NY MANIFEST
LA Co. Site Mitigation

RCRA-LQG:
Date form received by agency: 07/14/2010
Facility name: CHILDREN HOSPITAL OF LOS ANGELES
Facility address: 4650 SUNSET BLVD
LOS ANGELES, CA 90027
EPA ID: CAD981399900
Mailing address: SUNSET BLVD
LOS ANGELES, CA 90027
Contact: SANTIAGO CHAMBERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Contact address: SUNSET BLVD
LOS ANGELES, CA 90027
Contact country: US
Contact telephone: 323-361-2372
Contact email: SCHAMBERS@CHLA.USC.EDU
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: WALTER NOCE
Owner/operator address: 4650 SUNSET BLVD. MAILSTOP #42
LOS ANGELES, CA 90027
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 05/01/1995
Owner/Op end date: Not reported

Owner/operator name: CHILDREN'S HOSP OF LA
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: CHILDREN HOSPITAL OF LOS ANGELES
Owner/operator address: SUNSET BLVD
LOS ANGELES, CA 90027
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Owner/Op start date: 01/01/1901
Owner/Op end date: Not reported

Owner/operator name: WALTER NOCE
Owner/operator address: Not reported
Not reported

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 05/01/1995
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: CHILDRENS HOSPITAL LOS ANGELES
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1929
Owner/Op end date: Not reported

Owner/operator name: WALTER NOCE
Owner/operator address: Not reported
Not reported

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 05/01/1995
Owner/Op end date: Not reported

Owner/operator name: CHILDREN HOSPITAL OF LOS ANGELES
Owner/operator address: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

CA 90027
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1901
Owner/Op end date: Not reported

Handler Activities Summary:

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

- . Waste code: 122
- . Waste name: Alkaline solution without metals (pH > 12.5)

- . Waste code: 133
- . Waste name: Aqueous solution with 10% or more total organic residues

- . Waste code: 214
- . Waste name: Unspecified solvent mixture

- . Waste code: 311
- . Waste name: Pharmaceutical waste

- . Waste code: 331
- . Waste name: Off-specification, aged, or surplus organics

- . Waste code: 352
- . Waste name: Other organic solids

- . Waste code: 551
- . Waste name: Laboratory waste chemicals

- . Waste code: 725
- . Waste name: Liquids with mercury > 20 mg/l

- . Waste code: 791
- . Waste name: Liquids with pH < 2

- . Waste code: D001
- . Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

MAP FINDINGS

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

- . Waste code: D002
- . Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D022
- . Waste name: CHLOROFORM

- . Waste code: D036
- . Waste name: NITROBENZENE

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROGENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: P005
- . Waste name: ALLYL ALCOHOL

- . Waste code: U010
- . Waste name: AZIRINO[2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[[(AMINOCARBONYL)OXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA,8AALPHA,8BALPHA)]-

- . Waste code: U169
- . Waste name: BENZENE, NITRO-

- . Waste code: U188
- . Waste name: PHENOL

Historical Generators:

Date form received by agency: 02/27/2006

Site name: CHILDRENS HOSPITAL LOS ANGELES

Classification: Small Quantity Generator

Date form received by agency: 02/27/2006

Site name: CHILDRENS HOSPITAL LOS ANGELES

Classification: Large Quantity Generator

- . Waste code: 133
- . Waste name: Aqueous solution with 10% or more total organic residues

- . Waste code: 134
- . Waste name: Aqueous solution with <10% total organic residues

- . Waste code: 151
- . Waste name: Asbestos-containing waste

- . Waste code: 181
- . Waste name: Other inorganic solid waste

- . Waste code: 214
- . Waste name: Unspecified solvent mixture

- . Waste code: 221
- . Waste name: Waste oil and mixed oil

- . Waste code: 311
- . Waste name: Pharmaceutical waste

- . Waste code: 331
- . Waste name: Off-specification, aged, or surplus organics

- . Waste code: 352
- . Waste name: Other organic solids

- . Waste code: 541
- . Waste name: Photochemicals / photo processing waste

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

- . Waste code: 551
- . Waste name: Laboratory waste chemicals

- . Waste code: 791
- . Waste name: Liquids with pH < 2

- . Waste code: D001
- . Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

- . Waste code: D002
- . Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

- . Waste code: D003
- . Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

- . Waste code: D004
- . Waste name: ARSENIC

- . Waste code: D006
- . Waste name: CADMIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D022
- . Waste name: CHLOROFORM

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: P105
. Waste name: SODIUM AZIDE

. Waste code: U007
. Waste name: ACRYLAMIDE

. Waste code: U010
. Waste name: AZIRINO[2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[[(AMINOCARBONYL)OXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA,8AALPHA,8BALPHA)]-

. Waste code: U123
. Waste name: FORMIC ACID (C,T)

. Waste code: U188
. Waste name: PHENOL

. Waste code: U246
. Waste name: CYANOGEN BROMIDE (CN)BR

Date form received by agency: 03/20/2002

Site name: CHILDRENS HOSPITAL LOS ANGELES

Classification: Large Quantity Generator

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

- . Waste code: 133
- . Waste name: Aqueous solution with 10% or more total organic residues

- . Waste code: 134
- . Waste name: Aqueous solution with <10% total organic residues

- . Waste code: 151
- . Waste name: Asbestos-containing waste

- . Waste code: 171
- . Waste name: Metal sludge (see 121)

- . Waste code: 181
- . Waste name: Other inorganic solid waste

- . Waste code: 214
- . Waste name: Unspecified solvent mixture

- . Waste code: 221
- . Waste name: Waste oil and mixed oil

- . Waste code: 331
- . Waste name: Off-specification, aged, or surplus organics

- . Waste code: 352
- . Waste name: Other organic solids

- . Waste code: 513
- . Waste name: Empty containers less than 30 gallons

- . Waste code: 541
- . Waste name: Photochemicals / photo processing waste

- . Waste code: 551
- . Waste name: Laboratory waste chemicals

- . Waste code: 725
- . Waste name: Liquids with mercury > 20 mg/l

- . Waste code: D001
- . Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

- . Waste code: D002
- . Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D022
. Waste name: CHLOROFORM

. Waste code: D038
. Waste name: PYRIDINE

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: P003
. Waste name: ACROLEIN

. Waste code: P009

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

- . Waste name: AMMONIUM PICRATE (R)
- . Waste code: P030
- . Waste name: CYANIDES (SOLUBLE CYANIDE SALTS), NOT OTHERWISE SPECIFIED
- . Waste code: P085
- . Waste name: DIPHOSPHORAMIDE, OCTAMETHYL-
- . Waste code: P087
- . Waste name: OSMIUM OXIDE OSO4, (T-4)-
- . Waste code: P098
- . Waste name: POTASSIUM CYANIDE
- . Waste code: U044
- . Waste name: CHLOROFORM
- . Waste code: U117
- . Waste name: ETHANE, 1,1'-OXYBIS-(I)
- . Waste code: U123
- . Waste name: FORMIC ACID (C,T)
- . Waste code: U138
- . Waste name: METHANE, IODO-
- . Waste code: U188
- . Waste name: PHENOL

Date form received by agency: 04/25/1986
Site name: CHILDREN'S HOSP OF LOS ANGELES
Classification: Small Quantity Generator

Violation Status: No violations found

ENVIROSTOR:

Facility ID: 71002816
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09797
Longitude: -118.2904
APN: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD981399900
Alias Type: EPA Identification Number
Alias Name: 110002694148
Alias Type: EPA (FRS #)
Alias Name: 71002816
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

HIST UST:

File Number: 00026F30
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026F30.pdf>
Region: STATE
Facility ID: 00000068663
Facility Type: Other
Other Type: HOSPITAL
Contact Name: ROBERT HOLLOWELL
Telephone: 2136602450
Owner Name: CHILDRENS'S HOSPITAL OF LOS AN
Owner Address: 4650 SUNSET BOULEVARD
Owner City,St,Zip: LOS ANGELES, CA 90027
Total Tanks: 0006

Tank Num: 001
Container Num: OPSBW-2
Year Installed: 1972
Tank Capacity: 00000405
Tank Used for: Not reported
Type of Fuel: 2
Container Construction Thickness: 2
Leak Detection: None

Tank Num: 001
Container Num: OPSBW-2
Year Installed: 1972
Tank Capacity: 00000405
Tank Used for: Not reported
Type of Fuel: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Container Construction Thickness: 2
Leak Detection: None

Tank Num: 001
Container Num: #1 (UTILIT
Year Installed: 1964
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 10
Leak Detection: Stock Inventor

Tank Num: 001
Container Num: #1 (UTILIT
Year Installed: 1964
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 10
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: # MCALISTE
Year Installed: 1972
Tank Capacity: 00001500
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 10
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: # MCALISTE
Year Installed: 1972
Tank Capacity: 00001500
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 10
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: MCCB PS-2
Year Installed: 1970
Tank Capacity: 00000320
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: 4
Leak Detection: None

Tank Num: 002
Container Num: MCCB PS-2
Year Installed: 1970
Tank Capacity: 00000320
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: 4
Leak Detection: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Tank Num: 003
Container Num: #3 D-3 UTI
Year Installed: 1977
Tank Capacity: 00048000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 0.285
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: #3 D-3 UTI
Year Installed: 1977
Tank Capacity: 00048000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 0.285
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: OPSBE1
Year Installed: 1972
Tank Capacity: 00000673
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: 6
Leak Detection: Not reported

Tank Num: 003
Container Num: OPSBE1
Year Installed: 1972
Tank Capacity: 00000673
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: 6
Leak Detection: Not reported

Tank Num: 004
Container Num: UTB-1
Year Installed: 1964
Tank Capacity: 00010538
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 8
Leak Detection: Visual

Tank Num: 004
Container Num: UTB-1
Year Installed: 1964
Tank Capacity: 00010538
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 8
Leak Detection: Visual

Tank Num: 005
Container Num: RCBT-1
Year Installed: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Tank Capacity: 00000598
Tank Used for: WASTE
Type of Fuel: 06
Container Construction Thickness: 6
Leak Detection: None

Tank Num: 005
Container Num: RCBT-1
Year Installed: Not reported
Tank Capacity: 00000598
Tank Used for: WASTE
Type of Fuel: 06
Container Construction Thickness: 6
Leak Detection: None

Tank Num: 006
Container Num: CLARIFIER
Year Installed: 1964
Tank Capacity: 00000383
Tank Used for: WASTE
Type of Fuel: 06
Container Construction Thickness: 6
Leak Detection: None

Tank Num: 006
Container Num: CLARIFIER
Year Installed: 1964
Tank Capacity: 00000383
Tank Used for: WASTE
Type of Fuel: 06
Container Construction Thickness: 6
Leak Detection: None

[Click here for Geo Tracker PDF:](#)

CA FID UST:

Facility ID: 19000800
Regulated By: UTNKA
Regulated ID: 00041069
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136692241
Mail To: Not reported
Mailing Address: 4650 W SUNSET BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

FINDS:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Registry ID: 110002694148

Environmental Interest/Information System

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

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

HAZARDOUS AIR POLLUTANT MAJOR

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

STATE MASTER

HAZARDOUS WASTE BIENNIAL REPORTER

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

ECHO:

Envid: 1000278867
Registry ID: 110002694148
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002694148>

EMI:

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8060
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 7
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 6
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1993
County Code: 19

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 3
NOX - Oxides of Nitrogen Tons/Yr: 10
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 1997
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 6
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 9
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 1998
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 9
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 1999
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 6
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 9
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 2000
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 6
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 9
SOX - Oxides of Sulphur Tons/Yr: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 2001
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Y
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 11
NOX - Oxides of Nitrogen Tons/Yr: 22
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers and Smlr Tons/Yr:2

Year: 2002
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 5
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 2003
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 5
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smlr Tons/Yr:1

Year: 2004
County Code: 19
Air Basin: SC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Y
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4.484985
Reactive Organic Gases Tons/Yr: 3.7
Carbon Monoxide Emissions Tons/Yr: 4.6034
NOX - Oxides of Nitrogen Tons/Yr: 2.8226
SOX - Oxides of Sulphur Tons/Yr: 0.09527
Particulate Matter Tons/Yr: 0.88016
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.87

Year: 2005
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 3.571785
Reactive Organic Gases Tons/Yr: 3.1489509055
Carbon Monoxide Emissions Tons/Yr: 5.65225
NOX - Oxides of Nitrogen Tons/Yr: 2.078
SOX - Oxides of Sulphur Tons/Yr: .09461
Particulate Matter Tons/Yr: 1.0316
Part. Matter 10 Micrometers and Smlr Tons/Yr:1.0300016

Year: 2006
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4.443037070637737930
Reactive Organic Gases Tons/Yr: 3.56
Carbon Monoxide Emissions Tons/Yr: 5.101
NOX - Oxides of Nitrogen Tons/Yr: 1.992
SOX - Oxides of Sulphur Tons/Yr: .083
Particulate Matter Tons/Yr: 3.855
Part. Matter 10 Micrometers and Smlr Tons/Yr:2.979

Year: 2007
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Total Organic Hydrocarbon Gases Tons/Yr: 4.443037070637737930
Reactive Organic Gases Tons/Yr: 3.56
Carbon Monoxide Emissions Tons/Yr: 5.101
NOX - Oxides of Nitrogen Tons/Yr: 1.992
SOX - Oxides of Sulphur Tons/Yr: .083
Particulate Matter Tons/Yr: 3.855
Part. Matter 10 Micrometers and Smlr Tons/Yr:2.979

Year: 2008
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.529719858978989849
Reactive Organic Gases Tons/Yr: .78345
Carbon Monoxide Emissions Tons/Yr: 4.42
NOX - Oxides of Nitrogen Tons/Yr: 2.08
SOX - Oxides of Sulphur Tons/Yr: .06
Particulate Matter Tons/Yr: .81
Part. Matter 10 Micrometers and Smlr Tons/Yr:.81

Year: 2009
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.5071637311952999
Reactive Organic Gases Tons/Yr: 0.763449999999999996
Carbon Monoxide Emissions Tons/Yr: 4.3700000000000001
NOX - Oxides of Nitrogen Tons/Yr: 1.8400000000000001
SOX - Oxides of Sulphur Tons/Yr: 5.9999999999999998E-2
Particulate Matter Tons/Yr: 0.7900000000000004
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.7885600000000004

Year: 2010
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.95662371107913
Reactive Organic Gases Tons/Yr: 0.9556
Carbon Monoxide Emissions Tons/Yr: 5.7538099999999996
NOX - Oxides of Nitrogen Tons/Yr: 1.7939400000000001
SOX - Oxides of Sulphur Tons/Yr: 0.795229999999999999
Particulate Matter Tons/Yr: 1.03915

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Part. Matter 10 Micrometers and Smlr Tons/Yr:1.0381047999999999

Year: 2011
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2.3659471053
Reactive Organic Gases Tons/Yr: 1.2053
Carbon Monoxide Emissions Tons/Yr: 6.80264
NOX - Oxides of Nitrogen Tons/Yr: 3.13368
SOX - Oxides of Sulphur Tons/Yr: 0.92398
Particulate Matter Tons/Yr: 1.2635
Part. Matter 10 Micrometers and Smlr Tons/Yr:1.2604448

Year: 2012
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8069
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2.3179103981
Reactive Organic Gases Tons/Yr: 1.07552
Carbon Monoxide Emissions Tons/Yr: 7.13196
NOX - Oxides of Nitrogen Tons/Yr: 2.29461
SOX - Oxides of Sulphur Tons/Yr: 0.09757
Particulate Matter Tons/Yr: 1.29049
Part. Matter 10 Micrometers and Smlr Tons/Yr:1.28906704

Year: 2013
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2.664611187
Reactive Organic Gases Tons/Yr: 1.47705
Carbon Monoxide Emissions Tons/Yr: 6.68545
NOX - Oxides of Nitrogen Tons/Yr: 2.31242
SOX - Oxides of Sulphur Tons/Yr: 0.09102
Particulate Matter Tons/Yr: 1.21527
Part. Matter 10 Micrometers and Smlr Tons/Yr:1.21364592

Year: 2014
County Code: 19
Air Basin: SC
Facility ID: 18885

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1.6907901828
Reactive Organic Gases Tons/Yr: 0.7874
Carbon Monoxide Emissions Tons/Yr: 10.92384
NOX - Oxides of Nitrogen Tons/Yr: 2.49414
SOX - Oxides of Sulphur Tons/Yr: 0.07676
Particulate Matter Tons/Yr: 1.09252
Part. Matter 10 Micrometers and Smllr Tons/Yr:1.07608072

Year: 2016
County Code: 19
Air Basin: SC
Facility ID: 18885
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2.2037163601
Reactive Organic Gases Tons/Yr: 1.030915
Carbon Monoxide Emissions Tons/Yr: 14.56
NOX - Oxides of Nitrogen Tons/Yr: 3.34
SOX - Oxides of Sulphur Tons/Yr: 0.09084
Particulate Matter Tons/Yr: 4.04
Part. Matter 10 Micrometers and Smllr Tons/Yr:3.23912

WI MANIFEST:

Year: 2012
EPA ID: CAD981399900
FID: Not reported
ACT Code: 201
ACT Status: A
ACT Code 1: 201
ACT Name: HW Generator - Large
Contact Title: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact City/State/Zip: Not reported
Contact Telephone: Not reported
Contact EMail Address: Not reported

Shipped:

Year: 2012
Manifest Doc Id: 001454923GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 01/18/2012
GEN Copy Revd Date: Not reported
TSD Date: 02/01/2012
TSD EPA ID: AZ0000337360
TSD Copy Revd Date: 03/05/2012

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Year: 2011
EPA ID: CAD981399900
FID: Not reported
ACT Code: 201
ACT Status: A
ACT Code 1: 201
ACT Name: HW Generator - Large
Contact Title: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact City/State/Zip: Not reported
Contact Telephone: Not reported
Contact EMail Address: Not reported

Shipped:

Year: 2011
Manifest Doc Id: 000435167GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 03/09/2011
GEN Copy Revd Date: Not reported
TSD Date: 04/06/2011
TSD EPA ID: WID988566543
TSD Copy Revd Date: 05/11/2011

Year: 2010
EPA ID: CAD981399900
FID: Not reported
ACT Code: 201
ACT Status: A
ACT Code 1: 201
ACT Name: HW Generator - Large
Contact Title: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact City/State/Zip: Not reported
Contact Telephone: Not reported
Contact EMail Address: Not reported

Shipped:

Year: 2010
Manifest Doc Id: 000429318GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 02/03/2010
GEN Copy Revd Date: Not reported
TSD Date: 02/26/2010
TSD EPA ID: WID988566543
TSD Copy Revd Date: 03/04/2010

Year: 2010
Manifest Doc Id: 000435164GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 07/21/2010

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

GEN Copy Revd Date: Not reported
TSD Date: 08/11/2010
TSD EPA ID: WID988566543
TSD Copy Revd Date: 09/08/2010

Year: 2010
Manifest Doc Id: 000435165GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 03/31/2010
GEN Copy Revd Date: Not reported
TSD Date: 04/22/2010
TSD EPA ID: WID988566543
TSD Copy Revd Date: 05/04/2010

Year: 2010
Manifest Doc Id: 000435166GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 10/20/2010
GEN Copy Revd Date: Not reported
TSD Date: 11/08/2010
TSD EPA ID: WID988566543
TSD Copy Revd Date: 12/07/2010

Year: 2009
EPA ID: CAD981399900
FID: Not reported
ACT Code: 201
ACT Status: A
ACT Code 1: 201
ACT Name: HW Generator - Large
Contact Title: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact City/State/Zip: Not reported
Contact Telephone: Not reported
Contact EMail Address: Not reported

Shipped:
Year: 2009
Manifest Doc Id: 000494939JJK
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 06/10/2009
GEN Copy Revd Date: Not reported
TSD Date: 06/25/2009
TSD EPA ID: WID988566543
TSD Copy Revd Date: 08/26/2009

Year: 2009
Manifest Doc Id: 000430504GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 01/07/2009
GEN Copy Revd Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

TSD Date: 01/29/2009
TSD EPA ID: WID988566543
TSD Copy Revd Date: 07/15/2009

Year: 2009
Manifest Doc Id: 000435022GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 05/20/2009
GEN Copy Revd Date: Not reported
TSD Date: 06/11/2009
TSD EPA ID: WID988566543
TSD Copy Revd Date: 08/12/2009

Year: 2009
Manifest Doc Id: 000435163GBF
Copy Type: TSDCOPY
Gen EPA ID: CAD981399900
Gen Date: 08/05/2009
GEN Copy Revd Date: Not reported
TSD Date: 08/24/2009
TSD EPA ID: WID988566543
TSD Copy Revd Date: 10/13/2009

Year: 2008
EPA ID: CAD981399900
FID: Not reported
ACT Code: 201
ACT Status: A
ACT Code 1: 201
ACT Name: HW Generator - Large
Contact Title: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact City/State/Zip: Not reported
Contact Telephone: Not reported
Contact EMail Address: Not reported

Year: 2007
EPA ID: CAD981399900
FID: 0
ACT Code: 201
ACT Status: A
ACT Code 1: 201
ACT Name: HW Generator - Large
Contact Title: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact City/State/Zip: 0
Contact Telephone: 0
Contact EMail Address: Not reported

Year: 2005
EPA ID: CAD981399900

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

FID: 0
ACT Code: 201
ACT Status: A
ACT Code 1: 201
ACT Name: HW Generator - Large
Contact Title: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact City/State/Zip: 0
Contact Telephone: 0
Contact EMail Address: Not reported

NY MANIFEST:

Country: USA
EPA ID: CAD981399900
Facility Status: Not reported
Location Address 1: 4650 SUNSET BLVD
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: LOS ANGELES
Location State: CA
Location Zip: 90054
Location Zip 4: Not reported

NY MANIFEST:

EPAID: CAD981399900
Mailing Name: CHILDREN'S HOSPITAL
Mailing Contact: ED GUY
Mailing Address 1: PO BOX 54700-4650 SUNSET BLVD
Mailing Address 2: Not reported
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 90054
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 2136692372

NY MANIFEST:

Document ID: NYA5460975
Manifest Status: K
seq: Not reported
Year: 1987
Trans1 State ID: NY-X17593
Trans2 State ID: Not reported
Generator Ship Date: 07/23/1987
Trans1 Recv Date: 07/23/1987
Trans2 Recv Date: / /
TSD Site Recv Date: 08/03/1987
Part A Recv Date: 08/11/1987
Part B Recv Date: 08/25/1987
Generator EPA ID: CAD981399900
Trans1 EPA ID: NYD980769947
Trans2 EPA ID: Not reported
TSDF ID 1: NYD000632372
TSDF ID 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Manifest Tracking Number: Not reported
Import Indicator: Not reported
Export Indicator: Not reported
Discr Quantity Indicator: Not reported
Discr Type Indicator: Not reported
Discr Residue Indicator: Not reported
Discr Partial Reject Indicator: Not reported
Discr Full Reject Indicator: Not reported
Manifest Ref Number: Not reported
Alt Facility RCRA ID: Not reported
Alt Facility Sign Date: Not reported
MGMT Method Type Code: Not reported
Waste Code: D001 - NON-LISTED IGNITABLE WASTES
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Quantity: 00020
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100
Waste Code: D003 - NON-LISTED REACTIVE WASTES
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Quantity: 00020
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100
Waste Code: D001 - NON-LISTED IGNITABLE WASTES
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Quantity: 00020
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100
Waste Code: D002 - NON-LISTED CORROSIVE WASTES
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Quantity: 00020
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CHILDREN'S HOSPITAL OF LOS ANGELES (Continued)

1000278867

Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Quantity:	00020
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Quantity:	00020
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100

[Click this hyperlink](#) while viewing on your computer to access
 -1 additional NY MANIFEST: record(s) in the EDR Site Report.

LA Co. Site Mitigation:

Facility ID:	FA0025823
Status:	Not reported
Site ID:	SD0010439
Jurisdiction:	County
Case ID:	RO0010439
Abated:	Yes
Assigned To:	Kim Clark
Entered Date:	05/11/2004
Abated Date:	05/01/1992

F21
 East
 < 1/8
 0.074 mi.
 392 ft.

FINNERMAN SOL
4580 HOLLYWOOD BLVD
LOS ANGELES, CA
 Site 1 of 5 in cluster F

EDR Hist Cleaner **1009192556**
 N/A

Relative:
Higher

EDR Hist Cleaner

Actual:
 408 ft.

Year: Name:
 1937 FINNERMAN SOL

Type:
 CLOTHES PRESSERS AND CLEANERS

F22
 East
 < 1/8
 0.075 mi.
 395 ft.

ARK WING
4578 HOLLYWOOD BLVD
LOS ANGELES, CA
 Site 2 of 5 in cluster F

EDR Hist Cleaner **1009189665**
 N/A

Relative:
Higher

EDR Hist Cleaner

Actual:
 408 ft.

Year: Name:
 1942 ARK WING

Type:
 LAUNDRIES ORIENTAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER PERMANENTE (Continued)

1019899295

LOS ANGELES, CA 90027
Contact country: US
Contact telephone: 323-783-6986
Contact email: JORGE.L.DIAZ@KP.COM
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: KAISER FOUNDATION HOSPITAL
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1961
Owner/Op end date: Not reported

Owner/operator name: KAISER FOUNDATION HOSPITAL
Owner/operator address: KAISER PLAZA
OAKLAND, CA 94612
Owner/operator country: US
Owner/operator telephone: 323-783-6986
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/1961
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER PERMANENTE (Continued)

1019899295

Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: 343
. Waste name: Unspecified organic liquid mixture

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D004
. Waste name: ARSENIC

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P012
. Waste name: ARSENIC OXIDE AS2O3

. Waste code: P075
. Waste name: NICOTINE, & SALTS

. Waste code: P081
. Waste name: NITROGLYCERINE (R)

. Waste code: U002
. Waste name: ACETONE (I)

. Waste code: U010
. Waste name: AZIRINO[2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[[AMINOCARBONYL)OXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER PERMANENTE (Continued)

1019899295

8BETA,8AALPHA,8BALPHA)]-

- . Waste code: U035
- . Waste name: BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]-

- . Waste code: U050
- . Waste name: CHRYSENE

- . Waste code: U058
- . Waste name: CYCLOPHOSPHAMIDE

- . Waste code: U059
- . Waste name: DAUNOMYCIN

- . Waste code: U150
- . Waste name: MELPHALAN

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:

- Waste code: D001
- Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
- Amount (Lbs): 80

- Waste code: D004
- Waste name: ARSENIC
- Amount (Lbs): 95

- Waste code: F003
- Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Amount (Lbs): 80

- Waste code: P001
- Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
- Amount (Lbs): 51

- Waste code: P012
- Waste name: ARSENIC OXIDE AS2O3
- Amount (Lbs): 95

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

KAISER PERMANENTE (Continued)

1019899295

Waste code:	P075
Waste name:	NICOTINE, & SALTS
Amount (Lbs):	51
Waste code:	P081
Waste name:	NITROGLYCERINE (R)
Amount (Lbs):	51
Waste code:	U002
Waste name:	ACETONE (I)
Amount (Lbs):	51
Waste code:	U010
Waste name:	AZIRINO[2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[[(AMINOCARBONYL)OXY]METHYL]- 1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA,8AALPHA,8BALPHA)]-
Amount (Lbs):	1129.7
Waste code:	U035
Waste name:	BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]-
Amount (Lbs):	1129.7
Waste code:	U058
Waste name:	CYCLOPHOSPHAMIDE
Amount (Lbs):	1078.7
Waste code:	U059
Waste name:	DAUNOMYCIN
Amount (Lbs):	1078.7
Waste code:	U150
Waste name:	MELPHALAN
Amount (Lbs):	1078.7
Violation Status:	No violations found

A25
SW
 < 1/8
 0.081 mi.
 427 ft.

KAISER PERMANENTE RESEARCH LAB
1515 N VERMONT LEVEL B
HOLLYWOOD, CA 90027

RCRA NonGen / NLR **1000380327**
FINDS **CAD982025850**
ECHO

Site 8 of 8 in cluster A

Relative:
Lower
Actual:
399 ft.

RCRA NonGen / NLR:
 Date form received by agency: 11/16/1998
 Facility name: KAISER PERMANENTE RESEARCH LAB
 Facility address: 1515 N VERMONT LEVEL B
 HOLLYWOOD, CA 90027
 EPA ID: CAD982025850
 Contact: MICHAEL L URAC
 Contact address: 4715 SUNSET BLVD
 LOS ANGELES, CA 90027
 Contact country: US
 Contact telephone: 323-783-3794
 Contact email: Not reported
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER PERMANENTE RESEARCH LAB (Continued)

1000380327

Owner/Operator Summary:

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

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

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002781008

Environmental Interest/Information System

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

RCRAInfo is a national information system that supports the Resource

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER PERMANENTE RESEARCH LAB (Continued)

1000380327

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

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

ECHO:

Envid: 1000380327
Registry ID: 110002781008
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002781008>

**C26
NNW
< 1/8
0.082 mi.
431 ft.**

**HOLLYWOOD CLEANERS
4730 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027**

**RCRA-SQG 1000818832
FINDS CAD983647462
ECHO
CA HAZNET**

Site 5 of 10 in cluster C

**Relative:
Higher
Actual:
420 ft.**

RCRA-SQG:
Date form received by agency: 10/09/1992
Facility name: HOLLYWOOD CLEANERS
Facility address: 4730 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027
EPA ID: CAD983647462
Mailing address: HOLLYWOOD BLVD
HOLLYWOOD, CA 90027
Contact: LEE JOON JA
Contact address: 4730 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027
Contact country: US
Contact telephone: 213-663-0406
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: JOON JA LEE
Owner/operator address: 4730 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027
Owner/operator country: Not reported
Owner/operator telephone: 213-663-0406
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD CLEANERS (Continued)

1000818832

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002884022

Environmental Interest/Information System

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

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

ECHO:

Envid: 1000818832
Registry ID: 110002884022
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002884022>

HAZNET:

envid: 1000818832
Year: 1996
GEPaid: CAD983647462
Contact: JOON JA LEE
Telephone: 2136630406
Mailing Name: Not reported
Mailing Address: 4730 HOLLYWOOD BLVD
Mailing City,St,Zip: HOLLYWOOD, CA 900270000
Gen County: Not reported
TSD EPA ID: CAD981397417
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Recycler
Tons: .5840

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYWOOD CLEANERS (Continued)

1000818832

Cat Decode: Not reported
 Method Decode: Not reported
 Facility County: Los Angeles

E27 **CHILDRENS HOSPITAL**
SSE **4560 SUNSET**
< 1/8 **LOS ANGELES, CA 90027**

CA HIST CORTESE **S105024696**
N/A

0.083 mi.
440 ft. **Site 3 of 4 in cluster E**

Relative: HIST CORTESE:
Lower Region: CORTESE
Actual: Facility County Code: 19
394 ft. Reg By: LTNKA
 Reg Id: 900270125

E28 **CHILDRENS HOSPITAL**
SSE **4560 SUNSET BLVD W**
< 1/8 **LOS FELIZ, CA 90027**

CA LUST **S101297269**
N/A

0.083 mi.
440 ft. **Site 4 of 4 in cluster E**

Relative: LUST:
Lower Lead Agency: LOS ANGELES RWQCB (REGION 4)
Actual: Case Type: LUST Cleanup Site
394 ft. Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700742
 Global Id: T0603700742
 Latitude: 34.0981766
 Longitude: -118.2870618
 Status: Completed - Case Closed
 Status Date: 07/26/1996
 Case Worker: YR
 RB Case Number: 900270125
 Local Agency: LOS ANGELES, CITY OF
 File Location: Not reported
 Local Case Number: Not reported
 Potential Media Affect: Aquifer used for drinking water supply
 Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
 Site History: Not reported

LUST:
 Global Id: T0603700742
 Contact Type: Local Agency Caseworker
 Contact Name: ELOY LUNA
 Organization Name: LOS ANGELES, CITY OF
 Address: 200 North Main Street, Suite 1780
 City: LOS ANGELES
 Email: eloy.luna@lacity.org
 Phone Number: Not reported

Global Id: T0603700742
 Contact Type: Regional Board Caseworker
 Contact Name: YUE RONG
 Organization Name: LOS ANGELES RWQCB (REGION 4)
 Address: 320 W. 4TH ST., SUITE 200
 City: Los Angeles
 Email: yrong@waterboards.ca.gov

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDRENS HOSPITAL (Continued)

S101297269

Phone Number: Not reported

LUST:

Global Id: T0603700742
Action Type: Other
Date: 08/26/1992
Action: Leak Reported

LUST:

Global Id: T0603700742
Status: Open - Case Begin Date
Status Date: 05/26/1992

Global Id: T0603700742
Status: Open - Site Assessment
Status Date: 05/26/1992

Global Id: T0603700742
Status: Completed - Case Closed
Status Date: 07/26/1996

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270125
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700742
W Global ID: W0603700547
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 8/26/1992
Date Leak Record Entered: 8/31/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 8/22/1996
Date the Case was Closed: 7/26/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD#092292-06
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 9900.440149421229885519832728
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHILDRENS HOSPITAL (Continued)

S101297269

Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 5/26/1992
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CHILDRENS HOSPITAL OF LA
RP Address: 4560 SUNSET BLVD, LOS ANGELES CA 90027
Program: LUST
Lat/Long: 34.0981766 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: 08/22/96 WELL ABANDONMENT REPORT

D29
West
< 1/8
0.084 mi.
442 ft.

RITE AID NO 5435
1533 N VERMONT AVE
LOS ANGELES, CA 90027

RCRA-SQG 1000904966
FINDS CA0000228510
ECHO

Site 5 of 5 in cluster D

Relative:
Higher
Actual:
409 ft.

RCRA-SQG:
Date form received by agency: 07/25/1997
Facility name: RITE AID NO 5435
Facility address: 1533 N VERMONT AVE
LOS ANGELES, CA 90027
EPA ID: CA0000228510
Contact: GAIL RATAJCZAK
Contact address: 1533 N VERMONT AVE
LOS ANGELES, CA 90027
Contact country: US
Contact telephone: 800-769-6248
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: RITE AID
Owner/operator address: 30 HUNTER LN
CAMP HILL, PA 17011
Owner/operator country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RITE AID NO 5435 (Continued)

1000904966

Owner/operator telephone: 717-761-2633
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002615714

Environmental Interest/Information System

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

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

ECHO:

Envid: 1000904966
Registry ID: 110002615714
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002615714>

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

G30
SE
< 1/8
0.093 mi.
489 ft.

GOLDBAUM PINKUS
4546 S SUNSET BLVD
LOS ANGELES, CA
Site 1 of 3 in cluster G

EDR Hist Auto **1009082582**
N/A

Relative:
Lower

EDR Hist Auto

Actual:
395 ft.

Year: Name:
1942 GOLDBAUM PINKUS

Type:
GASOLINE AND OIL SERVICE STATIONS

H31
NNW
< 1/8
0.093 mi.
493 ft.

RITE AID #5435
1637 N VERMONT AVE
LOS ANGELES, CA 90027
Site 1 of 6 in cluster H

RCRA-LQG **1016954146**
CAL000281021

Relative:
Higher

RCRA-LQG:

Actual:
421 ft.

Date form received by agency: 03/01/2014
Facility name: RITE AID #5435
Facility address: 1637 N VERMONT AVE
 LOS ANGELES, CA 90027

EPA ID: CAL000281021
Mailing address: HUNTER LN
 CAMP HILL, CA 17011

Contact: STEPHANIE A CAIATI
Contact address: HUNTER LN
 CAMP HILL, CA 17011

Contact country: Not reported
Contact telephone: 717-730-8225
Contact email: SSCAIATI@RITEAID.COM
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: RITE AID CORPORATION
Owner/operator address: HUNTER LN
 CAMP HILL, CA 17011

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/06/1998
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RITE AID #5435 (Continued)

1016954146

Owner/operator name: THRIFTY PAYLESS
Owner/operator address: HUNTER LN
CAMP HILL, CA 17011
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 12/06/1998
Owner/Op end date: Not reported

Handler Activities Summary:

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

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

RITE AID #5435 (Continued)

1016954146

- . Waste code: D011
 - . Waste name: SILVER

 - . Waste code: D024
 - . Waste name: M-CRESOL

 - . Waste code: D026
 - . Waste name: CRESOL

 - . Waste code: P001
 - . Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

 - . Waste code: P075
 - . Waste name: NICOTINE, & SALTS
- Violation Status: No violations found

**H32
NNW
< 1/8
0.093 mi.
493 ft.**

**RITE AID NO 5435
1637 N VERMONT AVE
LOS ANGELES, CA 90027**

**RCRA-CESQG 1016955199
CAR000249441**

Site 2 of 6 in cluster H

**Relative:
Higher
Actual:
421 ft.**

RCRA-CESQG:
Date form received by agency: 04/14/2017
Facility name: RITE AID NO 5435
Facility address: 1637 N VERMONT AVE
LOS ANGELES, CA 900275312
EPA ID: CAR000249441
Mailing address: HUNTER LN
CAMP HILL, PA 17011
Contact: DAVID W CROZIER
Contact address: HUNTER LN
CAMP HILL, PA 17011
Contact country: US
Contact telephone: (717) 975-8643
Contact email: EHS@RITEAID.COM
EPA Region: 09
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: THRIFTY PAYLESS INC
Owner/operator address: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RITE AID NO 5435 (Continued)

1016955199

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/06/1998
Owner/Op end date: Not reported

Owner/operator name: DMDE PROPERTIES LP
Owner/operator address: E ROUTE 66
GLENDORA, CA 91740

Owner/operator country: US
Owner/operator telephone: (626) 650-8880
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 02/03/1998
Owner/Op end date: Not reported

Owner/operator name: DMDE PROPERTIES LP
Owner/operator address: 1118 E ROUTE 66
GLENDORA, CA 91740

Owner/operator country: US
Owner/operator telephone: 626-650-8880
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 02/03/1998
Owner/Op end date: Not reported

Owner/operator name: THRIFTY PAYLESS INC
Owner/operator address: Not reported
Not reported

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/06/1998
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RITE AID NO 5435 (Continued)

1016955199

On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 131
. Waste name: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 223
. Waste name: Unspecified oil-containing waste

. Waste code: 261
. Waste name: Polychlorinated biphenyls and material containing PCB's

. Waste code: 291
. Waste name: Latex waste

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 343
. Waste name: Unspecified organic liquid mixture

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 541
. Waste name: Photochemicals / photo processing waste

. Waste code: 561
. Waste name: Detergent and soap

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RITE AID NO 5435 (Continued)

1016955199

CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

- . Waste code: D002
- . Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D010
- . Waste name: SELENIUM

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D024
- . Waste name: M-CRESOL

- . Waste code: D026
- . Waste name: CRESOL

- . Waste code: P001
- . Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

- . Waste code: P075
- . Waste name: NICOTINE, & SALTS

- . Waste code: U165
- . Waste name: NAPHTHALENE

- . Waste code: U188
- . Waste name: PHENOL

- . Waste code: U279
- . Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

Historical Generators:

Date form received by agency: 08/05/2014
Site name: RITE AID NO 5435
Classification: Large Quantity Generator

- . Waste code: 131
- . Waste name: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RITE AID NO 5435 (Continued)

1016955199

perchlorate, and sulfide anions)

- . Waste code: 141
- . Waste name: Off-specification, aged, or surplus inorganics

- . Waste code: 214
- . Waste name: Unspecified solvent mixture

- . Waste code: 232
- . Waste name: Pesticides and other waste associated with pesticide production

- . Waste code: 311
- . Waste name: Pharmaceutical waste

- . Waste code: 791
- . Waste name: Liquids with pH < 2

- . Waste code: D001
- . Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSLEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

- . Waste code: D002
- . Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D010
- . Waste name: SELENIUM

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D024
- . Waste name: M-CRESOL

- . Waste code: D026
- . Waste name: CRESOL

- . Waste code: P001
- . Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

RITE AID NO 5435 (Continued)

1016955199

. Waste code: P075
 . Waste name: NICOTINE, & SALTS

Violation Status: No violations found

**C33
 NNW
 < 1/8
 0.095 mi.
 499 ft.**

**PRESTIGE STATIONS INC NO 6261
 1630 N VERMONT AVE
 LOS ANGELES, CA 90027**

**RCRA NonGen / NLR
 FINDS
 ECHO**

**1004677663
 CAR000100156**

Site 6 of 10 in cluster C

**Relative:
 Higher
 Actual:
 419 ft.**

RCRA NonGen / NLR:
 Date form received by agency: 07/24/2002
 Facility name: PRESTIGE STATIONS INC NO 6261
 Facility address: 1630 N VERMONT AVE
 LOS ANGELES, CA 90027
 EPA ID: CAR000100156
 Mailing address: P O BOX 6038
 ARTESIA, CA 90702-6038
 Contact: SHARON ZUNIGA
 Contact address: 25422 TRABUCO RD NO 105
 LAKE FOREST, CA 92630-2797
 Contact country: US
 Contact telephone: 949-450-1010
 Contact email: Not reported
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
 Owner/operator name: ARCO PRODUCTS CO
 Owner/operator address: P O BOX 6038
 ARTESIA, CA 90702
 Owner/operator country: Not reported
 Owner/operator telephone: 714-670-5402
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PRESTIGE STATIONS INC NO 6261 (Continued)

1004677663

Used oil transporter: No
Waste code: D000
Waste name: Not Defined
Waste code: D018
Waste name: BENZENE
Violation Status: No violations found

FINDS:

Registry ID: 110012238578

Environmental Interest/Information System

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

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

ECHO:

Envid: 1004677663
Registry ID: 110012238578
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110012238578>

**C34
NNW
< 1/8
0.095 mi.
499 ft.**

**HOLLYWOOD SHELL
1630 N VERMONT AVE
LOS ANGELES, CA 90027**

**CA UST U003937996
N/A**

Site 7 of 10 in cluster C

**Relative:
Higher**

UST:
Facility ID: 24988
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.1019931
Longitude: -118.2902095

**Actual:
419 ft.**

Facility ID: Not reported
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.10085
Longitude: -118.29172

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

C35
NNW
< 1/8
0.095 mi.
499 ft.

SHELL/TESORO (FORMER ARCO #5025)
1630 VERMONT AVE N
LOS FELIZ, CA 90027
Site 8 of 10 in cluster C

CA LUST S105051432
N/A

Relative:
Higher

Actual:
419 ft.

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700743
Global Id: T0603700743
Latitude: 34.1009444
Longitude: -118.291615
Status: Open - Verification Monitoring
Status Date: 06/14/2017
Case Worker: DMB
RB Case Number: 900270134
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700743
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700743
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:

Global Id: T0603700743
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700743
Action Type: RESPONSE
Date: 06/27/2011
Action: Soil and Water Investigation Workplan

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

Global Id:	T0603700743
Action Type:	RESPONSE
Date:	04/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603700743
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603700743
Action Type:	ENFORCEMENT
Date:	08/06/2014
Action:	Health and Safety Code Section 25296.10(c)
Global Id:	T0603700743
Action Type:	RESPONSE
Date:	07/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603700743
Action Type:	ENFORCEMENT
Date:	07/02/2003
Action:	Staff Letter
Global Id:	T0603700743
Action Type:	ENFORCEMENT
Date:	06/27/2002
Action:	Staff Letter
Global Id:	T0603700743
Action Type:	RESPONSE
Date:	01/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603700743
Action Type:	RESPONSE
Date:	07/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700743
Action Type:	RESPONSE
Date:	01/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700743
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700743
Action Type:	RESPONSE
Date:	01/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700743
Action Type:	RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: ENFORCEMENT
Date: 05/12/2016
Action: Site Visit / Inspection / Sampling

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2017
Action: Other Report / Document

Global Id: T0603700743
Action Type: ENFORCEMENT
Date: 03/31/2000
Action: Staff Letter

Global Id: T0603700743
Action Type: ENFORCEMENT
Date: 01/30/2015
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603700743
Action Type: ENFORCEMENT
Date: 06/27/2014
Action: Site Visit / Inspection / Sampling

Global Id: T0603700743
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 10/15/2003
Action: CAP/RAP - Feasibility Study Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 09/15/2014
Action: Other Report / Document

Global Id: T0603700743
Action Type: RESPONSE
Date: 05/28/2014
Action: Request for Closure - Regulator Responded

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/11/2018
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: REMEDIATION
Date: 01/01/1990
Action: Free Product Removal

Global Id: T0603700743
Action Type: REMEDIATION
Date: 01/04/2001
Action: Excavation

Global Id: T0603700743
Action Type: REMEDIATION
Date: 07/01/1989
Action: Excavation

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: REMEDIATION
Date: 12/22/1999
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700743
Action Type: REMEDIATION
Date: 03/14/2011
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700743
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: ENFORCEMENT
Date: 09/13/2016
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/06/2017
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 09/15/2014
Action: Well Installation Workplan - Regulator Responded

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: ENFORCEMENT
Date: 11/10/2015
Action: Access Agreement

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/07/2016
Action: Request for Closure - Regulator Responded

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/31/2002
Action: Other Report / Document

Global Id: T0603700743
Action Type: RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: ENFORCEMENT
Date: 11/24/2004
Action: Staff Letter

Global Id: T0603700743
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 02/08/2010
Action: Interim Remedial Action Plan

Global Id: T0603700743
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: Other
Date: 08/03/1989
Action: Leak Reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

Global Id: T0603700743
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700743
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

LUST:

Global Id: T0603700743
Status: Open - Case Begin Date
Status Date: 08/03/1989

Global Id: T0603700743
Status: Open - Site Assessment
Status Date: 12/31/1991

Global Id: T0603700743
Status: Open - Site Assessment
Status Date: 05/27/1997

Global Id: T0603700743
Status: Open - Verification Monitoring
Status Date: 01/28/1998

Global Id: T0603700743
Status: Open - Remediation
Status Date: 12/22/1999

Global Id: T0603700743
Status: Open - Verification Monitoring
Status Date: 02/11/2009

Global Id: T0603700743
Status: Open - Remediation
Status Date: 03/14/2011

Global Id: T0603700743
Status: Open - Verification Monitoring
Status Date: 07/15/2016

Global Id: T0603700743
Status: Open - Verification Monitoring
Status Date: 06/14/2017

LUST REG 4:

Region: 4
Regional Board: 04

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

County: Los Angeles
Facility Id: 900270134
Status: Post remedial action monitoring
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700743
W Global ID: W0603700547
Staff: TCS
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: SEL
Date Leak Discovered: Not reported
Date Leak First Reported: 8/3/1989
Date Leak Record Entered: 1/11/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/15/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 11560.822845350184096775920145
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 12/31/1991
Pollution Characterization Began: 5/27/1997
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 1/28/1998
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 300000
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: RAYMOND VOSE
RP Address: P.O. BOX 5077
Program: LUST
Lat/Long: 34.1009444 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: (FREE PRODUCT SITE); 5/8/00 OFF-SITE ASSESSMENT UPDATE; 8/15/00 OFF-SITE ASSESSMENT UPDATE II; 9/25/00 3RD QTR GW MON RPT 2000;

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL/TESORO (FORMER ARCO #5025) (Continued)

S105051432

1/18/01 4TH QTR GW MON RPT 2000; 2/6/01 GW MON WELL INSTALLATION RPT

C36
NNW
< 1/8
0.095 mi.
499 ft.

ARCO #5025
1630 VERMONT
LOS ANGELES, CA

CA HIST CORTESE **S101307374**
N/A

Site 9 of 10 in cluster C

Relative:
Higher
Actual:
419 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270134

C37
NNW
< 1/8
0.095 mi.
499 ft.

MINI MARKET/GAS STATION
1630 N VERMONT AVE
LOS ANGELES, CA 90028

CA SWEEPS UST **S101584197**
CA HIST UST **N/A**
CA FID UST

Site 10 of 10 in cluster C

Relative:
Higher
Actual:
419 ft.

SWEEPS UST:
Status: Active
Comp Number: 1613
Number: 1
Board Of Equalization: 44-011882
Referral Date: 08-24-92
Action Date: 03-17-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001613-000001
Tank Status: A
Capacity: 8000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 3

Status: Active
Comp Number: 1613
Number: 1
Board Of Equalization: 44-011882
Referral Date: 08-24-92
Action Date: 03-17-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001613-000002
Tank Status: A
Capacity: 8000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MINI MARKET/GAS STATION (Continued)

S101584197

Comp Number: 1613
Number: 1
Board Of Equalization: 44-011882
Referral Date: 08-24-92
Action Date: 03-17-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001613-000003
Tank Status: A
Capacity: 6000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:

File Number: 000264B3
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000264B3.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID: 19009394
Regulated By: UTKA
Regulated ID: 00026763
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 17315 STUDEBAKER RD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MINI MARKET/GAS STATION (Continued)

S101584197

EPA ID: Not reported
Comments: Not reported
Status: Active

**F38
ESE
< 1/8
0.098 mi.
515 ft.**

**U-HAUL OF LOS ANGELES/C
4550 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027
Site 3 of 5 in cluster F**

**CA SWEEPS UST
CA HIST UST
CA FID UST**

**S101583496
N/A**

**Relative:
Lower
Actual:
405 ft.**

SWEEPS UST:
Status: Active
Comp Number: 193
Number: 9
Board Of Equalization: 44-011036
Referral Date: 01-15-93
Action Date: 03-15-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000193-000001
Tank Status: A
Capacity: 9950
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 2

Status: Active
Comp Number: 193
Number: 9
Board Of Equalization: 44-011036
Referral Date: 01-15-93
Action Date: 03-15-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000193-000002
Tank Status: A
Capacity: 550
Active Date: 04-20-88
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

HIST UST:

File Number: 00028E48
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028E48.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

U-HAUL OF LOS ANGELES/C (Continued)

S101583496

Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19003999
Regulated By:	UTNKA
Regulated ID:	00003510
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2132689110
Mail To:	Not reported
Mailing Address:	657 S ATLANTIC
Mailing Address 2:	Not reported
Mailing City,St,Zip:	HOLLYWOOD 900270000
Contact:	Not reported
Contact Phone:	Not reported
DUNS Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

F39
ESE
< 1/8
0.098 mi.
515 ft.

HOLLYWOOD MOVING CENTER
4550 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

CA HIST UST **U001561188**
N/A

Site 4 of 5 in cluster F

Relative:
Lower
Actual:
405 ft.

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000003510
Facility Type:	Other
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	2136643516
Owner Name:	U-HAUL CO
Owner Address:	657 S. ATLANTIC
Owner City,St,Zip:	EAST LOS ANGELES, CA 90022
Total Tanks:	0002
Tank Num:	001
Container Num:	1
Year Installed:	1978
Tank Capacity:	00009950
Tank Used for:	PRODUCT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD MOVING CENTER (Continued)

U001561188

Type of Fuel: REGULAR
Container Construction Thickness: 1/4
Leak Detection: Stock Inventor, None

Tank Num: 002
Container Num: 2
Year Installed: 1978
Tank Capacity: 00000550
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: 10
Leak Detection: Stock Inventor, None

F40 **BARTOO LILLIAN MRS** **EDR Hist Cleaner** **1009191958**
ESE **4548 HOLLYWOOD BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.099 mi.
525 ft. **Site 5 of 5 in cluster F**

Relative: EDR Hist Cleaner
Lower

Actual: Year: Name: Type:
405 ft. 1937 BARTOO LILLIAN MRS CLOTHES PRESSERS AND CLEANERS

G41 **GOLDBAUM PINKUS** **EDR Hist Auto** **1009081526**
SE **4540 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.101 mi.
534 ft. **Site 2 of 3 in cluster G**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
395 ft. 1937 GOLDBAUM PINKUS GASOLINE AND OIL SERVICE STATIONS

I42 **MC CALL PAYNE INC** **EDR Hist Auto** **1009080907**
SW **4700 S SUNSET BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.105 mi.
552 ft. **Site 1 of 3 in cluster I**

Relative: EDR Hist Auto
Lower

Actual: Year: Name: Type:
391 ft. 1924 MC CALL PAYNE INC AUTOMOBILE REPAIRING

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H43
NNW
< 1/8
0.111 mi.
588 ft.

HOLLYWOOD ENTERPRISE INC
1666 N VERMONT AVE
LOS ANGELES, CA 90027

CA SWEEPS UST
CA FID UST

S101584618
N/A

Site 3 of 6 in cluster H

Relative:
Higher
Actual:
420 ft.

SWEEPS UST:

Status: Not reported
Comp Number: 289
Number: Not reported
Board Of Equalization: 44-011096
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000289-000001
Tank Status: Not reported
Capacity: 9000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 4

Status: Not reported
Comp Number: 289
Number: Not reported
Board Of Equalization: 44-011096
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000289-000002
Tank Status: Not reported
Capacity: 9000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 289
Number: Not reported
Board Of Equalization: 44-011096
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000289-000003
Tank Status: Not reported
Capacity: 9000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYWOOD ENTERPRISE INC (Continued)

S101584618

Comp Number: 289
 Number: Not reported
 Board Of Equalization: 44-011096
 Referral Date: Not reported
 Action Date: Not reported
 Created Date: Not reported
 Owner Tank Id: Not reported
 SWRCB Tank Id: 19-050-000289-000004
 Tank Status: Not reported
 Capacity: 9000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: PRODUCT
 Content: REG UNLEADED
 Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19013476
 Regulated By: UTKNI
 Regulated ID: 00003846
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2136628123
 Mail To: Not reported
 Mailing Address: 1666 N VERMONT AVE
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900270000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Inactive

**H44
 NNW
 < 1/8
 0.111 mi.
 588 ft.**

**HOLLYMONT CAR WASH
 1666 N VERMONT AVE
 LOS ANGELES, CA 90027**

**CA HIST UST U001561186
 N/A**

Site 4 of 6 in cluster H

**Relative:
 Higher
 Actual:
 420 ft.**

HIST UST:

File Number: 000266FB
 URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000266FB.pdf>
 Region: STATE
 Facility ID: 00000003846
 Facility Type: Gas Station
 Other Type: CAR WASH
 Contact Name: BENJAMIN BONG JO PARK
 Telephone: 2136628123
 Owner Name: BENJAMIN BONG JO PARK
 Owner Address: 1666 N. VERMONT AVE
 Owner City,St,Zip: LOS ANGELES, CA 90027
 Total Tanks: 0004

 Tank Num: 001
 Container Num: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYMONT CAR WASH (Continued)

U001561186

Year Installed: 1966
Tank Capacity: 00009000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: 1966
Tank Capacity: 00009000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1966
Tank Capacity: 00009000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 4
Year Installed: 1966
Tank Capacity: 00009000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

[Click here for Geo Tracker PDF:](#)

**H45
NNW
< 1/8
0.111 mi.
588 ft.**

**HOLLYMONT ENTERPRISES INC
1666 N VERMONT AVE
LOS ANGELES, CA 90027**

**EDR Hist Auto 1020370586
N/A**

Site 5 of 6 in cluster H

**Relative:
Higher**

EDR Hist Auto

**Actual:
420 ft.**

Year:	Name:	Type:
1990	HOLLYMONT ENTERPRISES INC	Carwashes
1991	HOLLYMONT ENTERPRISES INC	Carwashes
1992	HOLLYMONT ENTERPRISES INC	Carwashes

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
H46 NNW < 1/8 0.116 mi. 611 ft.	ORANGE BEE JAY 1670 N VERMONT AVE LOS ANGELES, CA 90027 Site 6 of 6 in cluster H	EDR Hist Auto	1020671044 N/A
Relative: Higher	EDR Hist Auto		
Actual: 421 ft.	Year: Name: 1990 ORANGE BEE JAY 1991 ORANGE BEE JAY 1992 ORANGE BEE JAY	Type: Fast Food Restaurants And Stands Fast Food Restaurants And Stands Fast Food Restaurants And Stands	
G47 SE < 1/8 0.118 mi. 624 ft.	CASAVIAN FRED 4532 S SUNSET BLVD LOS ANGELES, CA Site 3 of 3 in cluster G	EDR Hist Auto	1009079490 N/A
Relative: Lower	EDR Hist Auto		
Actual: 395 ft.	Year: Name: 1933 CASAVIAN FRED	Type: AUTOMOBILE REPAIRING	
I48 SSW < 1/8 0.123 mi. 652 ft.	KROLL IDA MRS 1428 N VERMONT AVE LOS ANGELES, CA Site 2 of 3 in cluster I	EDR Hist Cleaner	1009190352 N/A
Relative: Lower	EDR Hist Cleaner		
Actual: 388 ft.	Year: Name: 1929 KROLL REUBEN 1933 KROLL IDA MRS	Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS CLOTHES PRESSERS AND CLEANERS	
I49 SW < 1/8 0.125 mi. 658 ft.	KOVALL C C 4720 S SUNSET BLVD LOS ANGELES, CA Site 3 of 3 in cluster I	EDR Hist Auto	1009080477 N/A
Relative: Lower	EDR Hist Auto		
Actual: 393 ft.	Year: Name: 1929 BERG DOWNEN 1929 MC CALL PAYNE INC 1933 DOWNEN P W 1937 DOWNEN P W 1937 KOVALL C C 1942 COULTER DOUGLES 1942 DOWNEN P W	Type: AUTOMOBILE REPAIRING AND SERVICE STATIONS GASOLINE AND OIL SERVICE STATION AUTOMOBILE REPAIRING AUTOMOBILE REPAIRING GASOLINE AND OIL SERVICE STATIONS GASOLINE AND OIL SERVICE STATIONS AUTOMOBILE REPAIRING	

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

J50
East
1/8-1/4
0.127 mi.
671 ft.

HOLLYWOOD FORD
4531 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

Site 1 of 3 in cluster J

RCRA-SQG 1000414477
CA SWEEPS UST CAD981378532
CA HIST UST
CA FID UST
FINDS
ECHO
CA HAZNET

Relative:
Lower

Actual:
404 ft.

RCRA-SQG:

Date form received by agency: 01/22/1993
 Facility name: HOLLYWOOD FORD
 Facility address: 4531 HOLLYWOOD BLVD
 LOS ANGELES, CA 90027
 EPA ID: CAD981378532
 Mailing address: HOLLYWOOD BLVD
 LOS ANGELES, CA 90027
 Contact: CLARENCE YOSHIDA
 Contact address: 4531 HOLLYWOOD BLVD
 LOS ANGELES, CA 90027
 Contact country: US
 Contact telephone: 213-663-9999
 Contact email: Not reported
 EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: RICHARD KIM
 Owner/operator address: 4531 HOLLYWOOD BLVD
 HOLLYWOOD, CA 90027
 Owner/operator country: Not reported
 Owner/operator telephone: 213-663-9999
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported
 Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: 415-555-1212
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD FORD (Continued)

1000414477

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

Violation Status: No violations found

SWEEPS UST:

Status: Not reported
Comp Number: 425
Number: Not reported
Board Of Equalization: 44-011176
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000425-000001
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: 3

Status: Not reported
Comp Number: 425
Number: Not reported
Board Of Equalization: 44-011176
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000425-000002
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 425
Number: Not reported
Board Of Equalization: 44-011176
Referral Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD FORD (Continued)

1000414477

Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000425-000003
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

HIST UST:

File Number: 00026A79
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026A79.pdf>
Region: STATE
Facility ID: 00000004881
Facility Type: Other
Other Type: AUTO DEALERSHIP
Contact Name: DEALER
Telephone: 2136651131
Owner Name: CASTLE FORD SALES, INC.
Owner Address: 4531 HOLLYWOOD BLVD.
Owner City,St,Zip: LOS ANGELES, CA 90027
Total Tanks: 0003

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

Click here for Geo Tracker PDF:

CA FID UST:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD FORD (Continued)

1000414477

Facility ID: 19020005
Regulated By: UTKNI
Regulated ID: 00004881
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2138721861
Mail To: Not reported
Mailing Address: 4531 HOLLYWOOD BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

FINDS:

Registry ID: 110002686665

Environmental Interest/Information System

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

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

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

ECHO:

Envid: 1000414477
Registry ID: 110002686665
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002686665>

HAZNET:

envid: 1000414477
Year: 2008
GEPaid: CAD981378532
Contact: ANDY HONG
Telephone: 8186339999
Mailing Name: Not reported
Mailing Address: 4531 HOLLYWOOD BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900275405
Gen County: Not reported
TSD EPA ID: CAT000613935
TSD County: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD FORD (Continued)

1000414477

Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.7476
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000414477
Year: 2008
GEPaid: CAD981378532
Contact: ANDY HONG
Telephone: 8186339999
Mailing Name: Not reported
Mailing Address: 4531 HOLLYWOOD BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900275405
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.1
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000414477
Year: 2008
GEPaid: CAD981378532
Contact: ANDY HONG
Telephone: 8186339999
Mailing Name: Not reported
Mailing Address: 4531 HOLLYWOOD BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900275405
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 7.089
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000414477
Year: 2008
GEPaid: CAD981378532
Contact: ANDY HONG
Telephone: 8186339999
Mailing Name: Not reported
Mailing Address: 4531 HOLLYWOOD BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900275405
Gen County: Not reported
TSD EPA ID: CAT000613976
TSD County: Not reported
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYWOOD FORD (Continued)

1000414477

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
 (H010-H129) Or (H131-H135)
 Tons: 0.02085
 Cat Decode: Not reported
 Method Decode: Not reported
 Facility County: Los Angeles

envid: 1000414477
 Year: 2007
 GEPAID: CAD981378532
 Contact: ANDY HONG
 Telephone: 8186339999
 Mailing Name: Not reported
 Mailing Address: 4531 HOLLYWOOD BLVD
 Mailing City,St,Zip: LOS ANGELES, CA 900275405
 Gen County: Not reported
 TSD EPA ID: CAT000613935
 TSD County: Not reported
 Waste Category: Aqueous solution with total organic residues less than 10 percent
 Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
 (H010-H129) Or (H131-H135)
 Tons: 2.36
 Cat Decode: Not reported
 Method Decode: Not reported
 Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
 55 additional CA_HAZNET: record(s) in the EDR Site Report.

J51
East
1/8-1/4
0.131 mi.
694 ft.

MONACO MOTORS INC.
1566 LYMAN RD
LOS ANGELES, CA 90027

CA SWEEPS UST S101586010
CA FID UST N/A

Site 2 of 3 in cluster J

Relative:
Higher
Actual:
410 ft.

SWEEPS UST:
 Status: Not reported
 Comp Number: 7571
 Number: Not reported
 Board Of Equalization: Not reported
 Referral Date: Not reported
 Action Date: Not reported
 Created Date: Not reported
 Owner Tank Id: Not reported
 SWRCB Tank Id: Not reported
 Tank Status: Not reported
 Capacity: Not reported
 Active Date: Not reported
 Tank Use: Not reported
 STG: Not reported
 Content: Not reported
 Number Of Tanks: Not reported

CA FID UST:
 Facility ID: 19036188
 Regulated By: UTKNI
 Regulated ID: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MONACO MOTORS INC. (Continued)

S101586010

Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2138721681
Mail To: Not reported
Mailing Address: 1566 LYMAN RD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

J52
East
1/8-1/4
0.131 mi.
694 ft.

HOLLYWOOD BODY AND FENDER WORKS
1566 LYMAN PL
HOLLYWOOD, CA 90027

RCRA-SQG 1000820426
FINDS CAD983664616
ECHO

Site 3 of 3 in cluster J

Relative:
Higher

RCRA-SQG:

Actual:
410 ft.

Date form received by agency: 04/09/1993
Facility name: HOLLYWOOD BODY AND FENDER WORKS
Facility address: 1566 LYMAN PL
HOLLYWOOD, CA 90027
EPA ID: CAD983664616
Mailing address: LYMAN PL
HOLLYWOOD, CA 90027
Contact: PHILLIP BURKE
Contact address: 1566 LYMAN PL
HOLLYWOOD, CA 90027
Contact country: US
Contact telephone: 213-662-6226
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: PHILLIP BURKE
Owner/operator address: 1566 LYMAN PL
HOLLYWOOD, CA 90027
Owner/operator country: Not reported
Owner/operator telephone: 213-662-6226
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYWOOD BODY AND FENDER WORKS (Continued)

1000820426

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002896572

Environmental Interest/Information System

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

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

ECHO:

Envid: 1000820426
 Registry ID: 110002896572
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002896572>

**K53
 WSW
 1/8-1/4
 0.136 mi.
 716 ft.**

**KAISER FOUNDATION HEALTH PLAN
 4733 W SUNSET BLVD
 LOS ANGELES, CA 90057**

**CA SWEEPS UST S101586801
 CA FID UST N/A**

Site 1 of 4 in cluster K

**Relative:
 Lower
 Actual:
 395 ft.**

SWEEPS UST:
 Status: Not reported
 Comp Number: 6069
 Number: Not reported
 Board Of Equalization: Not reported
 Referral Date: Not reported
 Action Date: Not reported
 Created Date: Not reported
 Owner Tank Id: Not reported
 SWRCB Tank Id: Not reported
 Tank Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER FOUNDATION HEALTH PLAN (Continued)

S101586801

Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:

Facility ID: 19054480
Regulated By: UTKNI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136678395
Mail To: Not reported
Mailing Address: 4733 W SUNSET BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900570000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

K54
WSW
1/8-1/4
0.136 mi.
718 ft.

TEXACO INC
4747 W SUNSET BLVD
LOS ANGELES, CA 90027
Site 2 of 4 in cluster K

CA SWEEPS UST **S101585152**
CA FID UST **N/A**

Relative:
Lower
Actual:
395 ft.

SWEEPS UST:

Status: Not reported
Comp Number: 7081
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: 0

CA FID UST:

Facility ID: 19020449
Regulated By: UTKNI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO INC (Continued)

S101585152

Mail To: Not reported
Mailing Address: 4747 W SUNSET BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

L55
East
1/8-1/4
0.157 mi.
828 ft.

JIFFY LUBE #510
4500 CLAYTON RD
COMMERCE, CA 90040

CA FID UST S106027474
N/A

Site 1 of 8 in cluster L

Relative:
Higher

CA FID UST:
Facility ID: 19004515
Regulated By: UTNKA
Regulated ID: CAD982037
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 4156825830
Mail To: Not reported
Mailing Address: 2930 BOWERS AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: CONCORD 94521
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Actual:
412 ft.

Facility ID: 19004515
Regulated By: UTNKA
Regulated ID: CAD982037
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137285558
Mail To: Not reported
Mailing Address: 7400 E SLAUSON AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: COMMERCE 90040
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

L56
ENE
1/8-1/4
0.168 mi.
886 ft.

FIRE STATION #35
1601 HILLHURST AVE N
LOS ANGELES, CA 90027

CA LUST S103281998
N/A

Site 2 of 8 in cluster L

Relative:
Higher
Actual:
413 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700750
Global Id: T0603700750
Latitude: 34.0999915
Longitude: -118.2874989
Status: Completed - Case Closed
Status Date: 04/27/1998
Case Worker: Not reported
RB Case Number: 900270216
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:
Global Id: T0603700750
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700750
Action Type: Other
Date: 12/19/1995
Action: Leak Discovery

Global Id: T0603700750
Action Type: Other
Date: 12/19/1995
Action: Leak Reported

LUST:
Global Id: T0603700750
Status: Open - Case Begin Date
Status Date: 12/19/1995

Global Id: T0603700750
Status: Open - Site Assessment
Status Date: 07/30/1997

Global Id: T0603700750
Status: Completed - Case Closed
Status Date: 04/27/1998

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRE STATION #35 (Continued)

S103281998

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270216
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603700750
W Global ID: W0603700547
Staff: MSH
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: 12/19/1995
Date Leak First Reported: 12/19/1995
Date Leak Record Entered: 3/3/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/10/1998
Date the Case was Closed: 4/27/1998
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 10499.369916342759510397204361
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 7/30/1997
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 34.3
Hist Max MTBE Conc in Soil: .5
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: <
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CITY OF LA, BUREAU OF ENGINEER
RP Address: 650 S. SPRING ST., SUITE #600, LOS ANGELES, CA 90014
Program: LUST
Lat/Long: 34.0999915 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FIRE STATION #35 (Continued)

S103281998

Assigned Name: 1900547-001GEN
 Summary: REQUEST FOR CLOSURE 02/13/98
 QRTLY GW MON RPT OCT TO DEC 1997 06/10/98 - GW MON
 WELL, VADOSE MON WELL & VAPOR MON PROBE RP

L57 LOS ANGELES FIRE STATION 35 CA UST U003781296
ENE 1601 HILLHURST AVE N/A
1/8-1/4 LOS ANGELES, CA 90027
0.168 mi.
886 ft. Site 3 of 8 in cluster L

Relative: UST:
Higher Facility ID: 24977
Actual: Permitting Agency: LOS ANGELES, CITY OF
413 ft. Latitude: 34.1016137
Longitude: -118.286355

L58 LAFD - FIRE STATION 35 CA UST U004265872
ENE 1601 N HILLHURST AVE N/A
1/8-1/4 LOS ANGELES, CA 90027
0.168 mi.
886 ft. Site 4 of 8 in cluster L

Relative: UST:
Higher Facility ID: FA0003829
Actual: Permitting Agency: Los Angeles City Fire Department
413 ft. Latitude: 34.10012
Longitude: -118.28746

L59 LOS ANGELES FIRE STATION 35 CA SWEEPS UST S106928821
ENE 1601 N HILLHURST ST N/A
1/8-1/4 LOS ANGELES, CA 90027
0.168 mi.
886 ft. Site 5 of 8 in cluster L

Relative: SWEEPS UST:
Higher Status: Active
Actual: Comp Number: 8266
413 ft. Number: 4
 Board Of Equalization: Not reported
 Referral Date: 09-23-93
 Action Date: 04-22-94
 Created Date: 09-23-93
 Owner Tank Id: Not reported
 SWRCB Tank Id: Not reported
 Tank Status: Not reported
 Capacity: Not reported
 Active Date: Not reported
 Tank Use: Not reported
 STG: Not reported
 Content: Not reported
 Number Of Tanks: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L60
ENE
1/8-1/4
0.168 mi.
886 ft.

LA FIRE STATION 35
1601 HILLHURST AVE
LOS ANGELES, CA 90027

Site 6 of 8 in cluster L

RCRA-SQG 1000229428
FINDS CAD981962160
ECHO
CA HIST CORTESE

Relative:
Higher

RCRA-SQG:

Actual:
413 ft.

Date form received by agency: 03/09/1987
Facility name: LA FIRE STATION 35
Facility address: 1601 HILLHURST AVE
LOS ANGELES, CA 90012
EPA ID: CAD981962160
Mailing address: 200 N MAIN RM EIGHTH HUNDRED C
LOS ANGELES, CA 90012
Contact: ENVIRONMENTAL MANAGER
Contact address: 1601 HILLHURST AVE
LOS ANGELES, CA 90012
Contact country: US
Contact telephone: 213-485-7527
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

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

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA FIRE STATION 35 (Continued)

1000229428

Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002756385

Environmental Interest/Information System

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

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

STATE MASTER

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

ECHO:

Envid: 1000229428
Registry ID: 110002756385
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002756385>

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270216

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

L61 **FIRE STATION 35**
ENE **1601 HILLHURST AVE**
1/8-1/4 **LOS ANGELES, CA 90027**
0.168 mi.
886 ft. **Site 7 of 8 in cluster L**

CA HIST UST **U001561182**
N/A

Relative:
Higher
Actual:
413 ft.

HIST UST:
 File Number: Not reported
 URL: Not reported
 Region: STATE
 Facility ID: 00000047491
 Facility Type: Other
 Other Type: FIRE STATION
 Contact Name: Not reported
 Telephone: 2134856235
 Owner Name: CITY OF LOS ANGELES
 Owner Address: 200 N. MAIN ST.
 Owner City,St,Zip: LOS ANGELES, CA 90012
 Total Tanks: 0001

Tank Num: 001
 Container Num: F535-1
 Year Installed: Not reported
 Tank Capacity: 00001000
 Tank Used for: PRODUCT
 Type of Fuel: DIESEL
 Container Construction Thickness: Not reported
 Leak Detection: Stock Inventor

L62 **LOS ANGELES FIRE STATION 35**
ENE **1601 N HILLHURST AVE**
1/8-1/4 **LOS ANGELES, CA 90027**
0.168 mi.
886 ft. **Site 8 of 8 in cluster L**

CA SWEEPS UST **S101585495**
CA HIST UST **N/A**
CA FID UST

Relative:
Higher
Actual:
413 ft.

SWEEPS UST:
 Status: Not reported
 Comp Number: 2659
 Number: Not reported
 Board Of Equalization: Not reported
 Referral Date: Not reported
 Action Date: Not reported
 Created Date: Not reported
 Owner Tank Id: Not reported
 SWRCB Tank Id: 19-050-002659-000001
 Tank Status: Not reported
 Capacity: 1000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: PRODUCT
 Content: DIESEL
 Number Of Tanks: 3

Status: Not reported
 Comp Number: 2659
 Number: Not reported
 Board Of Equalization: Not reported
 Referral Date: Not reported
 Action Date: Not reported
 Created Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LOS ANGELES FIRE STATION 35 (Continued)

S101585495

Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002659-000002
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 2659
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002659-000003
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:

File Number: 00027157
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027157.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID: 19024388
Regulated By: UTNKA
Regulated ID: 00047491

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LOS ANGELES FIRE STATION 35 (Continued)

S101585495

Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2134856235
 Mail To: Not reported
 Mailing Address: 200 N MAIN STREET-ROOM
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900270000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

**K63
 SW
 1/8-1/4
 0.169 mi.
 893 ft.**

**KAISER FOUNDATION HOSPITALS IN
 4760 W SUNSET BLVD
 LOS ANGELES, CA 90027
 Site 3 of 4 in cluster K**

**CA FID UST S101584705
 N/A**

**Relative:
 Lower
 Actual:
 390 ft.**

CA FID UST:
 Facility ID: 19014615
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2136674000
 Mail To: Not reported
 Mailing Address: 4760 W SUNSET BLVD
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900270000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

**K64
 SW
 1/8-1/4
 0.169 mi.
 893 ft.**

**KAISER PERMANENTE
 4760 W SUNSET BLVD
 LOS ANGELES, CA 90027
 Site 4 of 4 in cluster K**

**CA UST U003780500
 CA SWEEPS UST N/A**

**Relative:
 Lower
 Actual:
 390 ft.**

UST:
 Facility ID: 24064
 Permitting Agency: LOS ANGELES, CITY OF
 Latitude: 34.09813
 Longitude: -118.29338

 Facility ID: FA-003-2259
 Permitting Agency: Los Angeles City Fire Department
 Latitude: 34.09779
 Longitude: -118.29308

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

KAISER PERMANENTE (Continued)

U003780500

SWEEPS UST:

Status: Active
 Comp Number: 6089
 Number: 1
 Board Of Equalization: Not reported
 Referral Date: 09-21-93
 Action Date: 03-18-94
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: Not reported
 Tank Status: Not reported
 Capacity: Not reported
 Active Date: Not reported
 Tank Use: Not reported
 STG: Not reported
 Content: Not reported
 Number Of Tanks: Not reported

M65
NW
1/8-1/4
0.180 mi.
951 ft.

HOLLYWOOD CLEANERS
4730 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

CA DRYCLEANERS **S121693819**
N/A

Site 1 of 2 in cluster M

Relative:
Higher
Actual:
420 ft.

DRYCLEAN SOUTH COAST:
 Facility ID: 109980
 Application Number: 319744
 Permit Number: F12257
 Status: O
 Representative Name: CHONG HWA KIM
 Representative Telephone: 213 6630406
 Permit Status: INACTIVE
 BCAT Number: 000601
 BCAT Description: DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
 CCAT Number: 04
 CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
 UTM East: 380.98999023
 UTM North: 3773.7900391

M66
NW
1/8-1/4
0.180 mi.
951 ft.

HOLLYWOOD CLEANERS
4730 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

CA DRYCLEANERS **S121700253**
N/A

Site 2 of 2 in cluster M

Relative:
Higher
Actual:
420 ft.

DRYCLEAN SOUTH COAST:
 Facility ID: 91045
 Application Number: 264863
 Permit Number: D50638
 Status: S
 Representative Name: JOONG JA LEE
 Representative Telephone: 213 6630406
 Permit Status: INACTIVE
 BCAT Number: 000234
 BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
 CCAT Number: 04

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD CLEANERS (Continued)

S121700253

CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 0
UTM North: 0

N67
South
1/8-1/4
0.210 mi.
1111 ft.

HOLLYWOOD PRESBYTERIAN MED. CENTER
1300 N VERMONT AVE
LOS ANGELES, CA 90027

CA UST **U003781150**
N/A

Site 1 of 3 in cluster N

Relative:
Lower
Actual:
375 ft.

UST:
Facility ID: 24792
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0972621
Longitude: -118.2899002

Facility ID: FA0031693
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.09631
Longitude: -118.2907

N68
South
1/8-1/4
0.210 mi.
1111 ft.

HOLLYWOOD PRESBYTERIAN HOSPITA
1300 N VERMONT AVE
LOS ANGELES, CA 90027

CA SWEEPS UST **S101583802**
CA FID UST **N/A**
CA EMI

Site 2 of 3 in cluster N

Relative:
Lower
Actual:
375 ft.

SWEEPS UST:
Status: Active
Comp Number: 5142
Number: 9
Board Of Equalization: Not reported
Referral Date: 03-02-93
Action Date: 03-02-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19006380
Regulated By: UTKNA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136603530
Mail To: Not reported
Mailing Address: 1300 N VERMONT AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD PRESBYTERIAN HOSPITA (Continued)

S101583802

Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 19839
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 19839
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 19839
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD PRESBYTERIAN HOSPITA (Continued)

S101583802

Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 1997
County Code: 19
Air Basin: SC
Facility ID: 19839
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 1998
County Code: 19
Air Basin: SC
Facility ID: 19839
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 1999
County Code: 19
Air Basin: SC
Facility ID: 19839
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 2000
County Code: 19
Air Basin: SC

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYWOOD PRESBYTERIAN HOSPITA (Continued)

S101583802

Facility ID: 19839
 Air District Name: SC
 SIC Code: 8062
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 2
 Reactive Organic Gases Tons/Yr: 1
 Carbon Monoxide Emissions Tons/Yr: 1
 NOX - Oxides of Nitrogen Tons/Yr: 4
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 2001
 County Code: 19
 Air Basin: SC
 Facility ID: 19839
 Air District Name: SC
 SIC Code: 8062
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 2
 Reactive Organic Gases Tons/Yr: 1
 Carbon Monoxide Emissions Tons/Yr: 1
 NOX - Oxides of Nitrogen Tons/Yr: 4
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers and Smlr Tons/Yr:0

N69
South
1/8-1/4
0.210 mi.
1111 ft.

QUEEN OF ANGELS HOLLYWOOD PRES
1300 N VERMONT AVE
LOS ANGELES, CA 90027
Site 3 of 3 in cluster N

RCRA-LQG 1000597740
CA LUST CAD983617663
FINDS
ECHO
CA HAZNET
CA CIWQS

Relative:
Lower

RCRA-LQG:

Actual:
375 ft.

Date form received by agency: 02/22/2006
 Facility name: HOLLYWOOD PRESBYTERIAN MEDICAL CENTER
 Facility address: 1300 N VERMONT AVE
 LOS ANGELES, CA 90027
 EPA ID: CAD983617663
 Contact: MARK KING
 Contact address: 1300 N VERMONT AVE
 LOS ANGELES, CA 90027
 Contact country: US
 Contact telephone: 213-413-3000
 Telephone ext.: 6382
 Contact email: MARK.KING@HPMEDCENTER.COM
 EPA Region: 09
 Classification: Large Quantity Generator
 Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUEEN OF ANGELS HOLLYWOOD PRES (Continued)

1000597740

waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: CHA HOLLYWOOD MEDICAL CENTER LP
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 11/11/2005
Owner/Op end date: Not reported

Owner/operator name: CHA HOLLYWOOD MEDICAL CENTER LP
Owner/operator address: 1300 N VERMONT AVE
LOS ANGELES, CA 90027
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 11/11/2005
Owner/Op end date: Not reported

Handler Activities Summary:

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

Universal Waste Summary:

Waste type: Batteries
Accumulated waste on-site: Yes
Generated waste on-site: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUEEN OF ANGELS HOLLYWOOD PRES (Continued)

1000597740

Waste type: Lamps
Accumulated waste on-site: Yes
Generated waste on-site: Yes

Waste type: Thermostats
Accumulated waste on-site: Yes
Generated waste on-site: Yes

. Waste code: D011
. Waste name: SILVER

Historical Generators:

Date form received by agency: 01/31/1992
Site name: QUEEN OF ANGELES HPMC
Classification: Small Quantity Generator

Violation Status: No violations found

LUST:

Lead Agency: LOS ANGELES, CITY OF
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603769055
Global Id: T0603769055
Latitude: 34.096196
Longitude: -118.291034
Status: Completed - Case Closed
Status Date: 05/07/2013
Case Worker: EL
RB Case Number: Not reported
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: XS0001682
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:

Global Id: T0603769055
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603769055
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603769055

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUEEN OF ANGELS HOLLYWOOD PRES (Continued)

1000597740

Action Type: ENFORCEMENT
Date: 05/07/2013
Action: Closure/No Further Action Letter

Global Id: T0603769055
Action Type: Other
Date: 10/12/1999
Action: Leak Reported

Global Id: T0603769055
Action Type: Other
Date: 07/31/1999
Action: Leak Discovery

LUST:

Global Id: T0603769055
Status: Open - Case Begin Date
Status Date: 07/31/1999

Global Id: T0603769055
Status: Open - Site Assessment
Status Date: 11/07/2006

Global Id: T0603769055
Status: Completed - Case Closed
Status Date: 05/07/2013

FINDS:

Registry ID: 110002867979

Environmental Interest/Information System

AIR EMISSIONS CLASSIFICATION UNKNOWN

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

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

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

ECHO:

Envid: 1000597740
Registry ID: 110002867979
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002867979>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUEEN OF ANGELS HOLLYWOOD PRES (Continued)

1000597740

HAZNET:

envid: 1000597740
Year: 2016
GEPaid: CAD983617663
Contact: MARK FELTT, DIR OF ENGINEERING
Telephone: 3239134897
Mailing Name: Not reported
Mailing Address: 1300 NORTH VERMONT AVENUE
Mailing City,St,Zip: LOS ANGELES, CA 900270000
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Laboratory waste chemicals
Disposal Method: Not reported
Tons: 0.2175
Cat Decode: Laboratory waste chemicals
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000597740
Year: 2016
GEPaid: CAD983617663
Contact: MARK FELTT, DIR OF ENGINEERING
Telephone: 3239134897
Mailing Name: Not reported
Mailing Address: 1300 NORTH VERMONT AVENUE
Mailing City,St,Zip: LOS ANGELES, CA 900270000
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Laboratory waste chemicals
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 1.5185
Cat Decode: Laboratory waste chemicals
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

envid: 1000597740
Year: 2016
GEPaid: CAD983617663
Contact: MARK FELTT, DIR OF ENGINEERING
Telephone: 3239134897
Mailing Name: Not reported
Mailing Address: 1300 NORTH VERMONT AVENUE
Mailing City,St,Zip: LOS ANGELES, CA 900270000
Gen County: Los Angeles
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Laboratory waste chemicals
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.9395
Cat Decode: Laboratory waste chemicals
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Los Angeles

envid: 1000597740
Year: 2016

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUEEN OF ANGELS HOLLYWOOD PRES (Continued)

1000597740

GEPaid: CAD983617663
Contact: MARK FELTT, DIR OF ENGINEERING
Telephone: 3239134897
Mailing Name: Not reported
Mailing Address: 1300 NORTH VERMONT AVENUE
Mailing City,St,Zip: LOS ANGELES, CA 900270000
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0445
Cat Decode: Unspecified oil-containing waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: 1000597740
Year: 2016
GEPaid: CAD983617663
Contact: MARK FELTT, DIR OF ENGINEERING
Telephone: 3239134897
Mailing Name: Not reported
Mailing Address: 1300 NORTH VERMONT AVENUE
Mailing City,St,Zip: LOS ANGELES, CA 900270000
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Pharmaceutical waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0995
Cat Decode: Pharmaceutical waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access 228 additional CA_HAZNET: record(s) in the EDR Site Report.

CIWQS:

Agency: CHA Hollywood Medical Center
Agency Address: 1300 N Vermont Ave, Los Angeles, CA 90027
Place/Project Type: Construction - Below Ground, Water/Sewer Line, Electrical, Communication Line, Commercial
SIC/NAICS: Not reported
Region: 4
Program: CONSTW
Regulatory Measure Status: Active
Regulatory Measure Type: Storm water construction
Order Number: 2009-0009-DWQ
WDID: 4 19C384370
NPDES Number: CAS000002
Adoption Date: Not reported
Effective Date: 08/22/2018
Termination Date: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

QUEEN OF ANGELS HOLLYWOOD PRES (Continued)

1000597740

Expiration/Review Date: Not reported
 Design Flow: Not reported
 Major/Minor: Not reported
 Complexity: Not reported
 TTWQ: Not reported
 Enforcement Actions within 5 years: 0
 Violations within 5 years: 0
 Latitude: 34.096222
 Longitude: -118.290611

O70
ESE
1/8-1/4
0.212 mi.
1118 ft.

90703
4480 W SUNSET BLVD
LOS ANGELES, CA 90027
Site 1 of 3 in cluster O

CA HIST UST U001561174
N/A

Relative:
Lower
Actual:
396 ft.

HIST UST:

File Number: Not reported
 URL: Not reported
 Region: STATE
 Facility ID: 00000061882
 Facility Type: Gas Station
 Other Type: Not reported
 Contact Name: BAROUTGIAN, ROBERT
 Telephone: 2136621119
 Owner Name: CHEVRON U.S.A. INC.
 Owner Address: 575 MARKET
 Owner City,St,Zip: SAN FRANCISCO, CA 94105
 Total Tanks: 0004

Tank Num: 001
 Container Num: 1
 Year Installed: 1960
 Tank Capacity: 00002000
 Tank Used for: PRODUCT
 Type of Fuel: Not reported
 Container Construction Thickness: 0000170
 Leak Detection: Stock Inventor

Tank Num: 002
 Container Num: 2
 Year Installed: 1960
 Tank Capacity: 00006000
 Tank Used for: PRODUCT
 Type of Fuel: Not reported
 Container Construction Thickness: 0000250
 Leak Detection: Stock Inventor

Tank Num: 003
 Container Num: 3
 Year Installed: 1960
 Tank Capacity: 00008000
 Tank Used for: PRODUCT
 Type of Fuel: Not reported
 Container Construction Thickness: 0000250
 Leak Detection: Stock Inventor

Tank Num: 004

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

90703 (Continued)

U001561174

Container Num: 4
Year Installed: 1960
Tank Capacity: 00000550
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: 0000100
Leak Detection: Stock Inventor

O71
ESE
1/8-1/4
0.212 mi.
1118 ft.

90703-CHEVRON STATION
4480 W SUNSET BLVD
LOS ANGELES, CA 90027

CA SWEEPS UST
CA HIST UST
CA FID UST

S101583709
N/A

Site 2 of 3 in cluster O

Relative:
Lower
Actual:
396 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 3471
Number: Not reported
Board Of Equalization: 44-013018
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003471-000001
Tank Status: Not reported
Capacity: 2000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: 4

Status: Not reported
Comp Number: 3471
Number: Not reported
Board Of Equalization: 44-013018
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003471-000002
Tank Status: Not reported
Capacity: 6000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3471
Number: Not reported
Board Of Equalization: 44-013018
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003471-000003

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

90703-CHEVRON STATION (Continued)

S101583709

Tank Status: Not reported
Capacity: 8000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 3471
Number: Not reported
Board Of Equalization: 44-013018
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003471-000004
Tank Status: Not reported
Capacity: 550
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

HIST UST:

File Number: 00026C03
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026C03.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID: 19005665
Regulated By: UTNKI
Regulated ID: 00061882
Cortese Code: Not reported
SIC Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

90703-CHEVRON STATION (Continued)

S101583709

Facility Phone: 2136621119
Mail To: Not reported
Mailing Address: 575 MARKET ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

O72
ESE
1/8-1/4
0.212 mi.
1121 ft.

SUNSET 30 MINUTE PHOTO
4470 W SUNSET BLVD STE 108
LOS ANGELES, CA 90027

RCRA-SQG 1000473036
FINDS CAD982444408
ECHO

Site 3 of 3 in cluster O

Relative:
Lower

RCRA-SQG:

Actual:
394 ft.

Date form received by agency: 11/27/1990
Facility name: SUNSET 30 MINUTE PHOTO
Facility address: 4470 W SUNSET BLVD STE 108
LOS ANGELES, CA 90027
EPA ID: CAD982444408
Mailing address: W SUNSET BLVD STE 108
LOS ANGELES, CA 90027
Contact: ENVIRONMENTAL MANAGER
Contact address: 4470 W SUNSET BLVD STE 108
LOS ANGELES, CA 90027
Contact country: US
Contact telephone: 213-660-1819
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

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

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUNSET 30 MINUTE PHOTO (Continued)

1000473036

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

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002814161

Environmental Interest/Information System

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

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

ECHO:

Envid: 1000473036
Registry ID: 110002814161
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002814161>

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

73 NE 1/8-1/4 0.215 mi. 1136 ft.	DISTRIBUTING STATION 54 1675 HILLHURST AVE LOS ANGELES, CA 90027	CA AST	A100419472 N/A
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Relative: Higher Actual: 426 ft.	AST: Certified Unified Program Agencies: Not reported Owner: Los Angeles Department of Water and Power Total Gallons: Not reported CERSID: 10030141 Facility ID: LACt Business Name: Los Angeles Department of Water and Power Phone: 213-367-0403 Fax: Not reported Mailing Address: 111 North Hope Street, Room 1050 Mailing Address City: Los Angeles Mailing Address State: CA Mailing Address Zip Code: 90012 Operator Name: Los Angeles Department of Water and Power Operator Phone: 213-367-0403 Owner Phone: 213-367-0403 Owner Mail Address: 111 North Hope Street, Room 1050 Owner State: CA Owner Zip Code: 90012 Owner Country: United States Property Owner Name: Los Angeles Department of Water and Power Property Owner Phone: 213-367-0403 Property Owner Mailing Address: 111 North Hope Street, Room 1050 Property Owner City: Los Angeles Property Owner Stat : CA Property Owner Zip Code: 90012 Property Owner Country: United States EPAID: Not reported
---	--

P74 NW 1/8-1/4 0.228 mi. 1205 ft.	BARNSDALL PARK 4800 HOLLYWOOD BLVD LOS ANGELES, CA 90012 Site 1 of 4 in cluster P	RCRA-SQG FINDS ECHO	1000243399 CAD981988033
--	--	--	--

Relative: Higher Actual: 419 ft.	RCRA-SQG: Date form received by agency: 11/13/2001 Facility name: BARNSDALL PARK Facility address: 4800 HOLLYWOOD BLVD LOS ANGELES, CA 90012 EPA ID: CAD981988033 Mailing address: 200 N MAIN ST NO 709 LOS ANGELES, CA 90012 Contact: DAVID ATTAWAY Contact address: 200 N MAIN ST NO 709 LOS ANGELES, CA 90012 Contact country: US Contact telephone: 213-485-6178 Contact email: Not reported EPA Region: 09 Classification: Small Small Quantity Generator Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous
---	---

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BARNSDALL PARK (Continued)

1000243399

waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: L A DEPT OF REC AND PARKS
Owner/operator address: 200 N MAIN ST RM 1330 C H E
LOS ANGELES, CA 90012
Owner/operator country: Not reported
Owner/operator telephone: 213-473-6833
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Municipal
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Handler Activities Summary:

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

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BARNSDALL PARK (Continued)

1000243399

- . Waste code: D002
- . Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

- . Waste code: D003
- . Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

- . Waste code: D004
- . Waste name: ARSENIC

- . Waste code: D008
- . Waste name: LEAD

- Violation Status: No violations found

FINDS:

Registry ID: 110002767097

Environmental Interest/Information System

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

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

ECHO:

Envid: 1000243399
Registry ID: 110002767097
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002767097>

**Q75
NNW
1/8-1/4
0.235 mi.
1241 ft.**

**HOLLYMONT CLEANERS
1759 N VERMONT
LOS ANGELES, CA 90027
Site 1 of 4 in cluster Q**

**RCRA-SQG 1001111668
FINDS CAR000012062
ECHO
CA DRYCLEANERS**

**Relative:
Higher**

RCRA-SQG:
Date form received by agency: 05/06/1996
Facility name: HOLLYMONT CLEANERS
Facility address: 1759 N VERMONT
LOS ANGELES, CA 90027
EPA ID: CAR000012062
Mailing address: N VERMONT

**Actual:
437 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYMONT CLEANERS (Continued)

1001111668

Contact: LOS ANGELES, CA 90027
Contact address: KI HO JUNG
1759 N VERMONT
LOS ANGELES, CA 90027
Contact country: US
Contact telephone: 213-664-8719
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: KI HO JUNG
Owner/operator address: 1759 N VERMONT
LOS ANGELES, CA 90027
Owner/operator country: Not reported
Owner/operator telephone: 213-664-8719
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002911902

Environmental Interest/Information System

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYMONT CLEANERS (Continued)

1001111668

program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

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

ECHO:

Envid: 1001111668
Registry ID: 110002911902
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002911902>

DRYCLEANERS:

EPA Id: CAL000009684
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 11/14/1989
Facility Active: No
Inactive Date: 06/30/2014
Facility Addr2: Not reported
Owner Name: KI HO JUNG
Owner Address: 1759 N VERMONT AVE
Owner Address 2: Not reported
Owner Telephone: 3236648719
Contact Name: KI HO JUNG
Contact Address: 1759 N VERMONT AVE
Contact Address 2: Not reported
Contact Telephone: 3236648719
Mailing Name: Not reported
Mailing Address 1: 1759 N VERMONT AVE
Mailing Address 2: Not reported
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900274305
Owner Fax: 0000000000
Region Code: 3

Q76
NNW
1/8-1/4
0.235 mi.
1241 ft.

HOLLYMONT CLEANERS & LAUNDRY, SOO DUK OH
1759 N VERMONT AVE
LOS ANGELES, CA 90027

CA DRYCLEANERS S121697758
N/A

Site 2 of 4 in cluster Q

Relative:
Higher

DRYCLEAN SOUTH COAST:

Actual:
437 ft.

Facility ID: 42910
Application Number: 119295
Permit Number: M36413
Status: O
Representative Name: SOO DUK OH
Representative Telephone: 213 6648719
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

HOLLYMONT CLEANERS & LAUNDRY, SOO DUK OH (Continued)

S121697758

CCAT Number: Not reported
 CCAT Description: Not reported
 UTM East: 0
 UTM North: 0

Q77
NNW
1/8-1/4
0.235 mi.
1241 ft.

HOLLYMONT CLEANER & LAUNDRY
1759 N VERMONT AVE
LOS ANGELES, CA 90027

CA DRYCLEANERS

S121697507
N/A

Site 3 of 4 in cluster Q

Relative:
Higher
Actual:
437 ft.

DRYCLEAN SOUTH COAST:
 Facility ID: 38230
 Application Number: 107526
 Permit Number: M32362
 Status: O
 Representative Name: SUN JAI PARK
 Representative Telephone: 213 6648719
 Permit Status: INACTIVE
 BCAT Number: 000234
 BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
 CCAT Number: Not reported
 CCAT Description: Not reported
 UTM East: 0
 UTM North: 0

Q78
NNW
1/8-1/4
0.235 mi.
1241 ft.

HOLLYMONT CLEANERS & LAUNDRY
1759 N VERMONT AVE
LOS ANGELES, CA 90027

CA DRYCLEANERS
CA HAZNET

S113024947
N/A

Site 4 of 4 in cluster Q

Relative:
Higher
Actual:
437 ft.

DRYCLEANERS:
 EPA Id: CAL000394511
 NAICS Code: 81232
 NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
 SIC Code: 7211
 SIC Description: Power Laundries, Family and Commercial
 Create Date: 02/27/2014
 Facility Active: Yes
 Inactive Date: Not reported
 Facility Addr2: Not reported
 Owner Name: JULIE SHIN
 Owner Address: 1759 N VERMONT AVE
 Owner Address 2: Not reported
 Owner Telephone: 8182396033
 Contact Name: LAURA SHIN
 Contact Address: 1759 N VERMONT AVE
 Contact Address 2: Not reported
 Contact Telephone: 8182396046
 Mailing Name: Not reported
 Mailing Address 1: 1759 N VERMONT AVE
 Mailing Address 2: Not reported
 Mailing City: LOS ANGELES
 Mailing State: CA
 Mailing Zip: 900270000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYMONT CLEANERS & LAUNDRY (Continued)

S113024947

Owner Fax: 0000000000
Region Code: 3

DRYCLEAN SOUTH COAST:

Facility ID: 57071
Application Number: 207464
Permit Number: D16321
Status: O
Representative Name: YOUNG NAM KIM
Representative Telephone: 213 6648719
Permit Status: INACT_NR
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 380.8999939
UTM North: 3774.1000977

Facility ID: 109212
Application Number: 316926
Permit Number: F00181
Status: A
Representative Name: MARIANN M JUNG
Representative Telephone: 213 6648719
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 380.82699585
UTM North: 3774.0800781

Facility ID: 57071
Application Number: 157040
Permit Number: M57621
Status: O
Representative Name: YOUNG NAM KIM
Representative Telephone: 213 6648719
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: Not reported
CCAT Description: Not reported
UTM East: 380.8999939
UTM North: 3774.1000977

Facility ID: 109212
Application Number: 411510
Permit Number: F58527
Status: A
Representative Name: MARIANN M JUNG
Representative Telephone: 213 6648719
Permit Status: INACTIVE
BCAT Number: 000603
BCAT Description: DRY CLEANING, DRY-TO-DRY NV, W/ SIC, PERC
CCAT Number: Not reported
CCAT Description: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYMONT CLEANERS & LAUNDRY (Continued)

S113024947

UTM East: 380.82699585
UTM North: 3774.0800781

Facility ID: 109212
Application Number: 468090
Permit Number: F90966
Status: A
Representative Name: MARIANN M JUNG
Representative Telephone: 213 6648719
Permit Status: INACTIVE
BCAT Number: 000603
BCAT Description: DRY CLEANING, DRY-TO-DRY NV, W/ SIC, PERC
CCAT Number: Not reported
CCAT Description: Not reported
UTM East: 380.82699585
UTM North: 3774.0800781

Facility ID: 109212
Application Number: 561524
Permit Number: G30485
Status: A
Representative Name: MARIANN M JUNG
Representative Telephone: 213 6648719
Permit Status: ACTIVE
BCAT Number: 000605
BCAT Description: Dry Cleaning--HC Glycol Ethers
CCAT Number: Not reported
CCAT Description: Not reported
UTM East: 380.82699585
UTM North: 3774.0800781

Facility ID: 2849
Application Number: C36209
Permit Number: M18302
Status: O
Representative Name: Not reported
Representative Telephone: Not reported
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: Not reported
CCAT Description: Not reported
UTM East: 0
UTM North: 0

Facility ID: 57071
Application Number: 166596
Permit Number: M63170
Status: O
Representative Name: YOUNG NAM KIM
Representative Telephone: 213 6648719
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 02
CCAT Description: ADSORBER (DRY CLEANING) REGENERATIVE
UTM East: 380.8999939

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYMONT CLEANERS & LAUNDRY (Continued)

S113024947

UTM North: 3774.1000977

HAZNET:

envid: S113024947
Year: 2008
GEPaid: CAL000009684
Contact: KI HO JUNG
Telephone: 2136648719
Mailing Name: Not reported
Mailing Address: 1759 N VERMONT AVE
Mailing City,St,Zip: LOS ANGELES, CA 900274305
Gen County: Not reported
TSD EPA ID: NVR000076158
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Solvents Recovery
Tons: 0.1251
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113024947
Year: 2008
GEPaid: CAL000009684
Contact: KI HO JUNG
Telephone: 2136648719
Mailing Name: Not reported
Mailing Address: 1759 N VERMONT AVE
Mailing City,St,Zip: LOS ANGELES, CA 900274305
Gen County: Not reported
TSD EPA ID: NVR000076158
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Solvents Recovery
Tons: 0.1251
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113024947
Year: 2006
GEPaid: CAL000009684
Contact: KI HO JUNG
Telephone: 2136648719
Mailing Name: Not reported
Mailing Address: 1759 N VERMONT AVE
Mailing City,St,Zip: LOS ANGELES, CA 900274305
Gen County: Not reported
TSD EPA ID: NVR000076158
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: Not reported
Cat Decode: Not reported
Method Decode: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYMONT CLEANERS & LAUNDRY (Continued)

S113024947

Facility County: Los Angeles

envid: S113024947
Year: 2006
GEPaid: CAL000009684
Contact: KI HO JUNG
Telephone: 2136648719
Mailing Name: Not reported
Mailing Address: 1759 N VERMONT AVE
Mailing City,St,Zip: LOS ANGELES, CA 900274305
Gen County: Not reported
TSD EPA ID: NVR000076158
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Not reported
Tons: 0.12
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113024947
Year: 2006
GEPaid: CAL000009684
Contact: KI HO JUNG
Telephone: 2136648719
Mailing Name: Not reported
Mailing Address: 1759 N VERMONT AVE
Mailing City,St,Zip: LOS ANGELES, CA 900274305
Gen County: Not reported
TSD EPA ID: NVR000076158
TSD County: Not reported
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Not reported
Tons: 0.12
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access 11 additional CA_HAZNET: record(s) in the EDR Site Report.

79
NNW
1/8-1/4
0.240 mi.
1265 ft.

L A U S D LOS FELIZ EL
1740 N NEW HAMPSHIRE AVE
LOS ANGELES, CA 90027

RCRA-SQG 1000427624
FINDS CAD981625403
ECHO

Relative:
Higher
Actual:
427 ft.

RCRA-SQG:
Date form received by agency: 09/25/2002
Facility name: L A U S D LOS FELIZ EL
Facility address: 1740 N NEW HAMPSHIRE AVE
LOS ANGELES, CA 90027
EPA ID: CAD981625403
Mailing address: 1449 S SAN PEDRO ST
LOS ANGELES, CA 90015
Contact: SOE AUNG

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L A U S D LOS FELIZ EL (Continued)

1000427624

Contact address: 1449 S SAN PEDRO ST
LOS ANGELES, CA 90015
Contact country: US
Contact telephone: 213-743-5086
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: L A UNIFIED SCHOOL DISTRICT
Owner/operator address: 1449 S SAN PEDRO ST
LOS ANGELES, CA 90015
Owner/operator country: Not reported
Owner/operator telephone: 213-743-5086
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Handler Activities Summary:

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L A U S D LOS FELIZ EL (Continued)

1000427624

- . Waste code: D000
- . Waste name: Not Defined

- . Waste code: D008
- . Waste name: LEAD

Historical Generators:

Date form received by agency: 09/25/2002
Site name: L A U S D LOS FELIZ EL
Classification: Small Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002728790

Environmental Interest/Information System

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

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

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

ECHO:

Envid: 1000427624
Registry ID: 110002728790
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002728790>

**P80
NW
1/8-1/4
0.244 mi.
1287 ft.**

**MTA - BARNSDALL PARK
4800 HOLLYWOOD
LOS ANGELES, CA 90027**

**CA CPS-SLIC S104404843
N/A**

Site 2 of 4 in cluster P

**Relative:
Higher
Actual:
418 ft.**

CPS-SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 09/26/2003
Global Id: SL2049T1734
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.101876
Longitude: -118.364669
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MTA - BARNSDALL PARK (Continued)

S104404843

RB Case Number: 0913
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

SLIC REG 4:

Region: 4
Facility Status: No further action required
SLIC: 0913
Substance: TPH
Staff: Jenny Au

81
WSW
1/4-1/2
0.252 mi.
1328 ft.

**KAISER LAMC STAGE 2
4867 SUNSET BOULEVARD
LOS ANGELES, CA 90027**

**CA LUST S104406288
CA HIST CORTESE N/A
CA NPDES
CA CIWQS**

**Relative:
Lower
Actual:
383 ft.**

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700734
Global Id: T0603700734
Latitude: 34.0982135
Longitude: -118.2954031
Status: Completed - Case Closed
Status Date: 04/07/1997
Case Worker: YR
RB Case Number: 900270034
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:

Global Id: T0603700734
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700734
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER LAMC STAGE 2 (Continued)

S104406288

LUST:

Global Id: T0603700734
Action Type: Other
Date: 02/06/1989
Action: Leak Reported

LUST:

Global Id: T0603700734
Status: Open - Case Begin Date
Status Date: 02/06/1989

Global Id: T0603700734
Status: Open - Site Assessment
Status Date: 03/20/1989

Global Id: T0603700734
Status: Open - Verification Monitoring
Status Date: 12/28/1993

Global Id: T0603700734
Status: Completed - Case Closed
Status Date: 04/07/1997

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270034
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603700734
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 2/6/1989
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 10/21/1993
Date the Case was Closed: 4/7/1997
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 10657.520390791703178734923194

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER LAMC STAGE 2 (Continued)

S104406288

Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 3/20/1989
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 12/28/1993
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: KAISER FOUNDATION HEALTH PLAN
RP Address: 3355 E. 26TH ST., LOS ANGELES CA 90023
Program: LUST
Lat/Long: 34.0982135 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 02/20/91 - CASE ASSIGNED TO GN

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270034

NPDES:

Facility Status: Not reported
NPDES Number: Not reported
Region: Not reported
Agency Number: Not reported
Regulatory Measure ID: Not reported
Place ID: Not reported
Order Number: Not reported
WDID: 4 19C360088
Regulatory Measure Type: Construction
Program Type: Not reported
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Expiration Date Of Regulatory Measure: Not reported
Discharge Address: Not reported
Discharge Name: Not reported
Discharge City: Not reported
Discharge State: Not reported
Discharge Zip: Not reported
Status: Terminated
Status Date: 05/07/2014

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER LAMC STAGE 2 (Continued)

S104406288

Operator Name: Kaiser Permanente
Operator Address: 4621 Hollywood
Operator City: Los Angeles
Operator State: California
Operator Zip: 90027

NPDES as of 03/2018:
NPDES Number: Not reported
Status: Not reported
Agency Number: Not reported
Region: 4
Regulatory Measure ID: 410077
Order Number: Not reported
Regulatory Measure Type: Construction
Place ID: Not reported
WDID: 4 19C360088
Program Type: Not reported
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: Not reported
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: 02/17/2014
Discharge Name: Not reported
Discharge Address: Not reported
Discharge City: Not reported
Discharge State: Not reported
Discharge Zip: Not reported
Received Date: 12/13/2010
Processed Date: 12/21/2010
Status: Terminated
Status Date: 05/07/2014
Place Size: 10.8
Place Size Unit: Acres
Contact: Ivan Caso
Contact Title: Senior Project Manager
Contact Phone: 909-578-9060
Contact Phone Ext: Not reported
Contact Email: ivan.caso@kp.org
Operator Name: Kaiser Permanente
Operator Address: 4621 Hollywood
Operator City: Los Angeles
Operator State: California
Operator Zip: 90027
Operator Contact: Ivan Caso
Operator Contact Title: Senior Project Manager
Operator Contact Phone: 323-783-8011
Operator Contact Phone Ext: Not reported
Operator Contact Email: ivan.caso@kp.org
Operator Type: Private Business
Developer: Whiting Turner
Developer Address: 3 Corporate Park
Developer City: Irvine
Developer State: California
Developer Zip: 92606
Developer Contact: Rob Prather
Developer Contact Title: Superintendent
Constype Linear Utility Ind: N
Emergency Phone: Not reported
Emergency Phone Ext: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KAISER LAMC STAGE 2 (Continued)

S104406288

Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commercial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Y
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Not reported
Certifier:	Ivan Caso
Certifier Title:	Not reported
Certification Date:	13-DEC-10
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Agency:	Kaiser Permanente
Agency Address:	4621 Hollywood, Los Angeles, CA 90027
Place/Project Type:	Construction - Reconstruction
SIC/NAICS:	Not reported
Region:	4
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	4 19C360088
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	12/21/2010
Termination Date:	02/17/2014
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.09816
Longitude:	-118.29541

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

P82
NW
1/4-1/2
0.263 mi.
1389 ft.

HOLLYWOOD CAR WASH
4810 HOLLYWOOD BLVD
HOLLYWOOD, CA 90027

CA LUST **S104793639**
CA HIST UST **N/A**

Site 3 of 4 in cluster P

Relative:
Higher
Actual:
417 ft.

Relative: LUST REG 4:
 Higher Region: 4
 Regional Board: 04
 Actual: County: Los Angeles
 417 ft. Facility Id: 900270052
 Status: Case Closed
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater
 Abatement Method Used at the Site: Not reported
 Global ID: T0603700736
 W Global ID: W0603700547
 Staff: UNK
 Local Agency: 19050
 Cross Street: Not reported
 Enforcement Type: Not reported
 Date Leak Discovered: Not reported
 Date Leak First Reported: 7/19/1990
 Date Leak Record Entered: 10/15/1990
 Date Confirmation Began: 8/1/1990
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: 7/24/1997
 Date the Case was Closed: 1/22/1997
 How Leak Discovered: Not reported
 How Leak Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Operator: Not reported
 Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 12393.139648753374679369746858
 Source of Cleanup Funding: Not reported
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: 1/23/1991
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Enforcement Action Date: Not reported
 Historical Max MTBE Date: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil: Not reported
 Significant Interim Remedial Action Taken: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: BLANK RP
 RP Address: 2821 VIA SOLA BLVD, PALOS VERDES ESTATE, CA 90274
 Program: LUST
 Lat/Long: 34.1017093 / -1
 Local Agency Staff: PEJ

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD CAR WASH (Continued)

S104793639

Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: 07/24/97 - REC'D. LOC LETTER

HIST UST:

File Number: 0002652E
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002652E.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

[Click here for Geo Tracker PDF:](#)

**P83
NW
1/4-1/2
0.263 mi.
1389 ft.**

**HOLLYWOOD CAR WASH
4810 HOLLYWOOD BLVD
LOS ANGELES, CA 90027**

**CA LUST U001561187
CA HIST UST N/A
CA HIST CORTESE**

Site 4 of 4 in cluster P

**Relative:
Higher
Actual:
417 ft.**

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700736
Global Id: T0603700736
Latitude: 34.1017093
Longitude: -118.2946761
Status: Completed - Case Closed
Status Date: 01/22/1997
Case Worker: YR
RB Case Number: 900270052
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700736

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD CAR WASH (Continued)

U001561187

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700736
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603700736
Action Type: Other
Date: 07/19/1990
Action: Leak Reported

LUST:

Global Id: T0603700736
Status: Open - Case Begin Date
Status Date: 07/19/1990

Global Id: T0603700736
Status: Open - Site Assessment
Status Date: 08/01/1990

Global Id: T0603700736
Status: Open - Site Assessment
Status Date: 01/23/1991

Global Id: T0603700736
Status: Completed - Case Closed
Status Date: 01/22/1997

HIST UST:

File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000068373
Facility Type: Other
Other Type: CAR WASH
Contact Name: EDWARD JIMENEZ
Telephone: 2136642948
Owner Name: EVI ENTERPRISES CORPORATION
Owner Address: 4810 HOLLYWOOD BLVD.
Owner City,St,Zip: HOLLYWOOD, CA 90027
Total Tanks: 0008

Tank Num: 001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD CAR WASH (Continued)

U001561187

Container Num: 13
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: WASTE
Type of Fuel: 3
Container Construction Thickness: X
Leak Detection: Visual, Stock Inventor, 10

Tank Num: 002
Container Num: 11
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, 10

Tank Num: 003
Container Num: 12
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, 10

Tank Num: 004
Container Num: 14
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, 10

Tank Num: 005
Container Num: 15
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, 10

Tank Num: 006
Container Num: UNKNOWN
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, 10

Tank Num: 007
Container Num: 17
Year Installed: Not reported
Tank Capacity: 00010000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD CAR WASH (Continued)

U001561187

Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, 10

Tank Num: 008
Container Num: 18
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, 10

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270052

R84
South
1/4-1/2
0.273 mi.
1441 ft.

76 PRODUCTS STATION #3647
1270 VERMONT AVE N
LOS ANGELES, CA 90029

CA LUST S102590728
CA HIST CORTESE N/A

Site 1 of 2 in cluster R

Relative:
Lower
Actual:
368 ft.

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700771
Global Id: T0603700771
Latitude: 34.095232
Longitude: -118.291418
Status: Completed - Case Closed
Status Date: 04/20/1998
Case Worker: AS
RB Case Number: 900290089
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700771
Contact Type: Regional Board Caseworker
Contact Name: ADNAN SIDDIQUI
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: asiddiqui@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700771
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

76 PRODUCTS STATION #3647 (Continued)

S102590728

Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:

Global Id: T0603700771
Action Type: Other
Date: 08/15/1985
Action: Leak Reported

LUST:

Global Id: T0603700771
Status: Open - Case Begin Date
Status Date: 08/15/1985

Global Id: T0603700771
Status: Open - Site Assessment
Status Date: 01/20/1989

Global Id: T0603700771
Status: Open - Remediation
Status Date: 12/28/1993

Global Id: T0603700771
Status: Completed - Case Closed
Status Date: 04/20/1998

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900290089
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: VE
Global ID: T0603700771
W Global ID: Not reported
Staff: AS
Local Agency: 19050
Cross Street: FOUNTAIN AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 8/15/1985
Date Leak Record Entered: 12/31/1986
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/15/1999
Date the Case was Closed: 4/20/1998
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

76 PRODUCTS STATION #3647 (Continued)

S102590728

Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 9950.650864122022252700224171
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 1/20/1989
Remediation Plan Submitted: Not reported
Remedial Action Underway: 12/28/1993
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 810
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: TOSCO MARKETING COMPANY
RP Address: P.O. BOX 25376, SANTA ANA, CA 92799-5376
Program: LUST
Lat/Long: 34.0949057 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 12/31/97 4TH QTR 97 FLUID LEVEL MON & GW 03/31/98
1ST QTR 98 FLUID LEVEL MON & GW 06/30/98 2ND QTR 98
FLUID LEVEL MON & GW 09/30/98 3RD QTR 98 FLUID
LEVEL MON & GW

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900290089

R85 PACIFIC BELL
SSW 1255 N VERMONT
1/4-1/2 LOS ANGELES, CA 90029
0.315 mi.
1663 ft. Site 2 of 2 in cluster R
Relative:
Lower
Actual:
362 ft.

RCRA-SQG 1000250325
CA LUST CAT080022668
CA UST
CA SWEEPS UST
CA HIST UST
CA FID UST
FINDS
ECHO
CA HAZNET
CA HIST CORTESE

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: PACIFIC BELL
Facility address: 1255 N VERMONT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250325

LOS ANGELES, CA 90029
EPA ID: CAT080022668
Mailing address: 170 N FAIR OAKS RM 104
PASADENA, CA 91103
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

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

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

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250325

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 04/09/1990
Site name: PACIFIC BELL-LOS ANGELES
Classification: Large Quantity Generator

Date form received by agency: 01/19/1981
Site name: PACIFIC BELL
Classification: Large Quantity Generator

Violation Status: No violations found

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700778
Global Id: T0603700778
Latitude: 34.0946547
Longitude: -118.291872
Status: Completed - Case Closed
Status Date: 07/27/1998
Case Worker: Not reported
RB Case Number: 900290152
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:

Global Id: T0603700778
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:

Global Id: T0603700778
Action Type: Other
Date: 06/27/1990
Action: Leak Reported

LUST:

Global Id: T0603700778
Status: Open - Case Begin Date
Status Date: 01/31/1989

Global Id: T0603700778

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250325

Status: Open - Site Assessment
Status Date: 01/31/1989

Global Id: T0603700778
Status: Completed - Case Closed
Status Date: 07/27/1998

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900290152
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700778
W Global ID: Not reported
Staff: MSH
Local Agency: 19050
Cross Street: SANTA MONICA
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 6/27/1990
Date Leak Record Entered: 8/25/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/2/1998
Date the Case was Closed: 7/27/1998
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD CASE #082490-06
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 9833.646229888173832230742783
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 1/31/1989
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PACIFIC BELL ENVIRONMENTAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250325

RP Address: 2600 CAMINO RAMON, RM 1N200, SAN RAMON, CA 94583
Program: LUST
Lat/Long: 34.0946547 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: LOP/LOW - LOW POTENTIAL HEALTH/SAFTY/ENVIRONMENTAL IMPACT
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 3/19/97 - INFORMATION LETTER SENT & FOLLOW-UP. 6/09/97 -
INFORMATION LETTER SENT & FOLLOW-UP.

UST:

Facility ID: 24785
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.096041
Longitude: -118.2905674

Facility ID: FA0001779
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.09476
Longitude: -118.29181

SWEEPS UST:

Status: Not reported
Comp Number: 3390
Number: Not reported
Board Of Equalization: 44-001027
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003390-000001
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: 1

HIST UST:

File Number: 00027B16
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027B16.pdf>
Region: STATE
Facility ID: 00000061254
Facility Type: Other
Other Type: SIC 4800
Contact Name: E.J. KOEHLER
Telephone: 4155426758
Owner Name: PACIFIC BELL
Owner Address: 370 THIRD STREET
Owner City,St,Zip: SAN FRANCISCO, CA 94107
Total Tanks: 0001

Tank Num: 001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250325

Container Num: 1
Year Installed: 1974
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: None

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID: 19002681
Regulated By: UTNKI
Regulated ID: 00061254
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8185784181
Mail To: Not reported
Mailing Address: 370 3RD ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900290000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

FINDS:

Registry ID: 110002950842

Environmental Interest/Information System

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

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

STATE MASTER

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

ECHO:

Envid: 1000250325
Registry ID: 110002950842
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002950842>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250325

HAZNET:

envid: 1000250325
Year: 2016
GEPaid: CAT080022668
Contact: SEAN MCFARLANE
Telephone: 9252776725
Mailing Name: Not reported
Mailing Address: 1 AT&T WAY ROOM 1A111C
Mailing City,St,Zip: BEDMINSTER, NJ 079212693
Gen County: Los Angeles
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.12
Cat Decode: Other inorganic solid waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: 1000250325
Year: 2016
GEPaid: CAT080022668
Contact: SEAN MCFARLANE
Telephone: 9252776725
Mailing Name: Not reported
Mailing Address: 1 AT&T WAY ROOM 1A111C
Mailing City,St,Zip: BEDMINSTER, NJ 079212693
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Liquids with pH <= 2
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.125
Cat Decode: Liquids with pH <= 2
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: 1000250325
Year: 2016
GEPaid: CAT080022668
Contact: SEAN MCFARLANE
Telephone: 9252776725
Mailing Name: Not reported
Mailing Address: 1 AT&T WAY ROOM 1A111C
Mailing City,St,Zip: BEDMINSTER, NJ 079212693
Gen County: Los Angeles
TSD EPA ID: CAD044429835
TSD County: Los Angeles
Waste Category: Liquids with pH <= 2
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.07506
Cat Decode: Liquids with pH <= 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250325

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Facility County: Los Angeles

envid: 1000250325

Year: 2016

GEPAID: CAT080022668

Contact: SEAN MCFARLANE

Telephone: 9252776725

Mailing Name: Not reported

Mailing Address: 1 AT&T WAY ROOM 1A111C

Mailing City,St,Zip: BEDMINSTER, NJ 079212693

Gen County: Los Angeles

TSD EPA ID: CAD008302903

TSD County: Los Angeles

Waste Category: Other inorganic solid waste

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.0625

Cat Decode: Other inorganic solid waste

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Facility County: Los Angeles

envid: 1000250325

Year: 2015

GEPAID: CAT080022668

Contact: SEAN MCFARLANE

Telephone: 9252776725

Mailing Name: Not reported

Mailing Address: P.O. BOX 5095, 4W200I

Mailing City,St,Zip: SAN RAMON, CA 945830000

Gen County: Los Angeles

TSD EPA ID: CAD099452708

TSD County: Los Angeles

Waste Category: Waste oil and mixed oil

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.209

Cat Decode: Not reported

Method Decode: Not reported

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
30 additional CA_HAZNET: record(s) in the EDR Site Report.

HIST CORTESE:

Region: CORTESE

Facility County Code: 19

Reg By: LTNKA

Reg Id: 900290152

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

S86
WNW
1/4-1/2
0.319 mi.
1683 ft.

EDGEMONT HOSPITAL
4841 HOLLYWOOD BLVD
LOS FELIZ, CA 90027

CA LUST **S105051381**
N/A

Site 1 of 5 in cluster S

Relative:
Higher

LUST REG 4:

Actual:
417 ft.

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900270089	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700738	
W Global ID:	W0603700547	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	EDGEMONT AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	5/26/1988	
Date Leak First Reported:		3/21/1991
Date Leak Record Entered:	3/15/1991	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		1/10/1995
Date the Case was Closed:		7/30/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		12551.738322364562467791417538
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:	11/15/1994	
Preliminary Site Assessment Began:	1/10/1995	
Pollution Characterization Began:	Not reported	
Remediation Plan Submitted:	Not reported	
Remedial Action Underway:	Not reported	
Post Remedial Action Monitoring Began:	Not reported	
Enforcement Action Date:	Not reported	
Historical Max MTBE Date:	Not reported	
Hist Max MTBE Conc in Groundwater:	Not reported	
Hist Max MTBE Conc in Soil:	Not reported	
Significant Interim Remedial Action Taken:	Not reported	
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	EDGEMONT HOSPITAL	
RP Address:	4841 HOLLYWOOD BLVD, LOS ANGELES CA 90027	
Program:	LUST	
Lat/Long:	34.1019173 / -1	
Local Agency Staff:	PEJ	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EDGEMONT HOSPITAL (Continued)

S105051381

Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: Not reported

S87 **EDGEMONT HOSPITAL**
WNW **4841 HOLLYWOOD**
1/4-1/2 **LOS ANGELES, CA 90027**
0.319 mi.
1683 ft. **Site 2 of 5 in cluster S**

CA LUST **S100273140**
CA HIST CORTESE **N/A**

Relative:
Higher
Actual:
417 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700738
Global Id: T0603700738
Latitude: 34.1019173
Longitude: -118.2951721
Status: Completed - Case Closed
Status Date: 07/30/1996
Case Worker: YR
RB Case Number: 900270089
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700738
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700738
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700738
Action Type: Other
Date: 05/26/1988
Action: Leak Discovery

Global Id: T0603700738
Action Type: Other

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

EDGEMONT HOSPITAL (Continued)

S100273140

Date: 03/21/1991
 Action: Leak Reported

LUST:

Global Id: T0603700738
 Status: Open - Case Begin Date
 Status Date: 05/26/1988

Global Id: T0603700738
 Status: Open - Site Assessment
 Status Date: 11/15/1994

Global Id: T0603700738
 Status: Open - Site Assessment
 Status Date: 01/10/1995

Global Id: T0603700738
 Status: Completed - Case Closed
 Status Date: 07/30/1996

HIST CORTESE:

Region: CORTESE
 Facility County Code: 19
 Reg By: LTNKA
 Reg Id: 900270089

S88
WNW
 1/4-1/2
 0.337 mi.
 1780 ft.

SERVICE STATION 3837
4900 W HOLLYWOOD BLVD
LOS ANGELES, CA 90027
 Site 3 of 5 in cluster S

CA LUST 1000166588
CA SWEEPS UST N/A
CA HIST UST
CA FID UST
CA HIST CORTESE

Relative:
Higher
Actual:
408 ft.

LUST REG 4:
 Region: 4
 Regional Board: 04
 County: Los Angeles
 Facility Id: 900270025
 Status: Case Closed
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater
 Abatement Method Used at the Site: Remove Free Product
 Global ID: T0603700733
 W Global ID: W0603700547
 Staff: MSH
 Local Agency: 19050
 Cross Street: EDGEMONT ST
 Enforcement Type: Not reported
 Date Leak Discovered: Not reported
 Date Leak First Reported: 8/1/1989
 Date Leak Record Entered: 10/13/1989
 Date Confirmation Began: Not reported
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: 10/23/1997
 Date the Case was Closed: 9/8/1997

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SERVICE STATION 3837 (Continued)

1000166588

How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: UNK
Operator: Not reported
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 12704.259857396884094970944146
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: 11/2/1990
Remedial Action Underway: 5/16/1994
Post Remedial Action Monitoring Began: 1/24/1997
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: UNOCAL CORPORATION
RP Address: 376 S. VALENCIA AVE., BREA, CA 92823
Program: LUST
Lat/Long: 34.1016723 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: 01/16/97 - 4TH QTR/VE SYSTEM O&M RPT 03/06/97 -
1ST QTR 1997 VE SYSTEM O&M RPT 07/15/97 - 2ND QTR
1997 VE SYSTEM O&M RPT 10/23/97 - WELL ABANDONMENT
RPT

SWEEPS UST:

Status: Not reported
Comp Number: 1343
Number: Not reported
Board Of Equalization: 44-000051
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001343-000001
Tank Status: Not reported
Capacity: 11763
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SERVICE STATION 3837 (Continued)

1000166588

Status: Not reported
Comp Number: 1343
Number: Not reported
Board Of Equalization: 44-000051
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001343-000002
Tank Status: Not reported
Capacity: 11763
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 1343
Number: Not reported
Board Of Equalization: 44-000051
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001343-000003
Tank Status: Not reported
Capacity: 280
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

HIST UST:

File Number: 000291EE
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000291EE.pdf>
Region: STATE
Facility ID: 00000018969
Facility Type: Gas Station
Other Type: Not reported
Contact Name: VAHE ARTIN BERBERIAN
Telephone: 2136637230
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BLVD STE 830
Owner City,St,Zip: LOS ANGELES, CA 90010
Total Tanks: 0003

Tank Num: 001
Container Num: 3837-1
Year Installed: 1982
Tank Capacity: 00011763
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test, 10

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SERVICE STATION 3837 (Continued)

1000166588

Tank Num: 002
Container Num: 383702
Year Installed: 1982
Tank Capacity: 00011763
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test, 10

Tank Num: 003
Container Num: 3837-4
Year Installed: 1954
Tank Capacity: 00000280
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test, 10

[Click here for Geo Tracker PDF:](#)

CA FID UST:

Facility ID: 19002130
Regulated By: UTKI
Regulated ID: 00018969
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2136637230
Mail To: Not reported
Mailing Address: 3701 WILSHIRE BLVD-SUITE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900270000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270025

S89
WNW
1/4-1/2
0.337 mi.
1780 ft.

UNOCAL #3837 (FORMER)
4900 HOLLYWOOD BLVD W
LOS FELIZ, CA 90027
Site 4 of 5 in cluster S

CA LUST **S110654446**
N/A

Relative:
Higher
Actual:
408 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700733
Global Id: T0603700733
Latitude: 34.1016723

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL #3837 (FORMER) (Continued)

S110654446

Longitude: -118.2961862
Status: Completed - Case Closed
Status Date: 09/08/1997
Case Worker: Not reported
RB Case Number: 900270025
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700733
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:

Global Id: T0603700733
Action Type: Other
Date: 08/01/1989
Action: Leak Reported

LUST:

Global Id: T0603700733
Status: Open - Case Begin Date
Status Date: 08/01/1989

Global Id: T0603700733
Status: Open - Remediation
Status Date: 11/02/1990

Global Id: T0603700733
Status: Open - Remediation
Status Date: 05/16/1994

Global Id: T0603700733
Status: Open - Verification Monitoring
Status Date: 01/24/1997

Global Id: T0603700733
Status: Completed - Case Closed
Status Date: 09/08/1997

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

S90 SHELL OIL CO (FORMER)
WNW 4905 HOLLYWOOD BLVD
1/4-1/2 LOS ANGELES, CA 90027
0.344 mi.
1817 ft.

CA LUST S102590752
CA HIST CORTESE N/A

Relative:
Higher
Actual:
411 ft.

LUST:
Lead Agency: LOS ANGELES, CITY OF
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700747
Global Id: T0603700747
Latitude: 34.102094
Longitude: -118.296372
Status: Completed - Case Closed
Status Date: 04/11/1997
Case Worker: EL
RB Case Number: 900270189
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700747
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700747
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700747
Action Type: Other
Date: 12/17/1997
Action: Leak Reported

LUST:
Global Id: T0603700747
Status: Open - Case Begin Date
Status Date: 02/17/1997

Global Id: T0603700747
Status: Open - Site Assessment
Status Date: 02/17/1997

Global Id: T0603700747

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL OIL CO (FORMER) (Continued)

S102590752

Status: Completed - Case Closed
Status Date: 04/11/1997

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270189
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700747
W Global ID: W0603700547
Staff: UNK
Local Agency: 19050
Cross Street: KENMORE AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 12/17/1997
Date Leak Record Entered: 7/2/1997
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/11/1997
Date the Case was Closed: 4/11/1997
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 12780.078047870718262597905916
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 2/17/1997
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BANK OF AMERICA, NT & SA
RP Address: P.O. BOX 60249, LOS ANGELES, CA 90060
Program: LUST
Lat/Long: 34.1018913 / -1
Local Agency Staff: PEJ

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL OIL CO (FORMER) (Continued)

S102590752

Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: Not reported

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270189

91
ESE
1/4-1/2
0.405 mi.
2136 ft.

SAV-MOR OIL CO. #343
4359 SUNSET BLVD
LOS ANGELES, CA 90027

CA LUST S102436504
CA HIST UST N/A
CA HIST CORTESE

Relative:
Lower
Actual:
379 ft.

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700735
Global Id: T0603700735
Latitude: 34.0958391
Longitude: -118.2840971
Status: Completed - Case Closed
Status Date: 11/27/1996
Case Worker: YR
RB Case Number: 900270043
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700735
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700735
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAV-MOR OIL CO. #343 (Continued)

S102436504

Global Id: T0603700735
Action Type: Other
Date: 07/17/1992
Action: Leak Reported

LUST:

Global Id: T0603700735
Status: Open - Case Begin Date
Status Date: 07/17/1992

Global Id: T0603700735
Status: Open - Site Assessment
Status Date: 07/22/1992

Global Id: T0603700735
Status: Completed - Case Closed
Status Date: 11/27/1996

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270043
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603700735
W Global ID: W0603700547
Staff: UNK
Local Agency: 19050
Cross Street: FOUNTAIN AVE.
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 7/17/1992
Date Leak Record Entered: 7/11/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/22/1992
Date the Case was Closed: 11/27/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD CASE #072292-01
Water System: FIRSTONE SCOUT RESRVTN (BOY SCOUT COUN)
Well Name: Not reported
Approx. Dist To Production Well (ft): 9420.675375668924799279474779
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/22/1992
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAV-MOR OIL CO. #343 (Continued)

S102436504

Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: SAV-MOR OIL CO.
RP Address: 5150 WILSHIRE BLVD., SUITE 100, LOS ANGELES, 90036-4302
Program: LUST
Lat/Long: 34.0983366 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900547-001GEN
Summary: Not reported

HIST UST:

File Number: 000281EF
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000281EF.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAV-MOR OIL CO. #343 (Continued)

S102436504

[Click here for Geo Tracker PDF:](#)

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270043

T92
NNE
1/4-1/2
0.412 mi.
2174 ft.

CHEVRON #9-0140
1869 HILLHURST AVE
LOS ANGELES, CA 90027

CA LUST S104891064
N/A

Site 1 of 2 in cluster T

Relative:
Higher
Actual:
466 ft.

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270225
Status: Leak being confirmed
Substance: Waste Oil
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603790020
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: FRANKLIN AVE
Enforcement Type: Not reported
Date Leak Discovered: 1/16/2001
Date Leak First Reported: 1/25/2001
Date Leak Record Entered: Not reported
Date Confirmation Began: 1/25/2001
Date Leak Stopped: 12/1/1989
Date Case Last Changed on Database: 1/25/2001
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Tank
Operator: TED BAYLESS
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 11965.188039851037735717551351
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON #9-0140 (Continued)

S104891064

Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CHEVRON PRODUCTS CO
RP Address: P.O. BOX 2292, BREA, CA 92822-2292
Program: LUST
Lat/Long: 34.104818 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

T93
NNE
1/4-1/2
0.412 mi.
2174 ft.

CHEVRON #9-0140
1869 HILLHURST AVE
LOS ANGELES, CA 90027

CA LUST U001561172
CA HIST UST N/A

Site 2 of 2 in cluster T

Relative:
Higher
Actual:
466 ft.

LUST:
Lead Agency: LOS ANGELES, CITY OF
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603790020
Global Id: T0603790020
Latitude: 34.104818
Longitude: -118.287665
Status: Completed - Case Closed
Status Date: 02/27/2013
Case Worker: EL
RB Case Number: 900270225
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

LUST:
Global Id: T0603790020
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603790020
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON #9-0140 (Continued)

U001561172

Phone Number: Not reported

LUST:

Global Id: T0603790020
Action Type: Other
Date: 01/25/2001
Action: Leak Reported

Global Id: T0603790020
Action Type: ENFORCEMENT
Date: 01/21/2005
Action: Closure/No Further Action Letter

Global Id: T0603790020
Action Type: Other
Date: 12/01/1989
Action: Leak Stopped

Global Id: T0603790020
Action Type: Other
Date: 01/16/2001
Action: Leak Discovery

LUST:

Global Id: T0603790020
Status: Open - Case Begin Date
Status Date: 12/01/1989

Global Id: T0603790020
Status: Open - Site Assessment
Status Date: 01/25/2001

Global Id: T0603790020
Status: Open - Site Assessment
Status Date: 10/25/2004

Global Id: T0603790020
Status: Completed - Case Closed
Status Date: 02/27/2013

HIST UST:

File Number: 00026BA8
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026BA8.pdf>
Region: STATE
Facility ID: 00000061732
Facility Type: Gas Station
Other Type: Not reported
Contact Name: BAYLESS, TED E
Telephone: 2136659837
Owner Name: CHEVRON U.S.A. INC.
Owner Address: 575 MARKET
Owner City, St, Zip: SAN FRANCISCO, CA 94105
Total Tanks: 0004

Tank Num: 001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON #9-0140 (Continued)

U001561172

Container Num: 1
Year Installed: 1967
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: 1967
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1967
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 4
Year Installed: 1967
Tank Capacity: 00001000
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: 0000130
Leak Detection: Stock Inventor

[Click here for Geo Tracker PDF:](#)

94
SSE
1/4-1/2
0.420 mi.
2220 ft.

MARSHALL NEW PRIMARY CENTER NO. 1
LEXINGTON AVE/WESTMORELAND AVE/LYMAN PLACE
LOS ANGELES, CA 90029

CA ENVIROSTOR S112057176
CA SCH N/A

Relative:
Lower
Actual:
342 ft.

ENVIROSTOR:
Facility ID: 19650016
Status: No Further Action
Status Date: 11/25/2002
Site Code: 304294
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.05
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARSHALL NEW PRIMARY CENTER NO. 1 (Continued)

S112057176

Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: LAUSD-MARSHAL NEW PC#1
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: MARSHALL NEW PRIMARY CENTER #1
Alias Type: Alternate Name
Alias Name: 304294
Alias Type: Project Code (Site Code)
Alias Name: 19650016
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 06/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 11/25/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/29/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARSHALL NEW PRIMARY CENTER NO. 1 (Continued)

S112057176

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19650016
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.05
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304294
Assembly: 53
Senate: 30
Special Program Status: Not reported
Status: No Further Action
Status Date: 11/25/2002
Restricted Use: NO
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: LAUSD-MARSHAL NEW PC#1
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: MARSHALL NEW PRIMARY CENTER #1
Alias Type: Alternate Name
Alias Name: 304294
Alias Type: Project Code (Site Code)
Alias Name: 19650016
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 06/18/2001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARSHALL NEW PRIMARY CENTER NO. 1 (Continued)

S112057176

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 11/25/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/29/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

95
WNW
1/4-1/2
0.430 mi.
2273 ft.

HOLLYWOOD GAS (FORMER)
4977 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

CA LUST S102431444
CA SWEEPS UST N/A
CA HIST CORTESE

Relative:
Lower
Actual:
405 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700741
Global Id: T0603700741
Latitude: 34.102007
Longitude: -118.298013
Status: Completed - Case Closed
Status Date: 01/09/1997
Case Worker: YR
RB Case Number: 900270116
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700741
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD GAS (FORMER) (Continued)

S102431444

Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700741
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700741
Action Type: Other
Date: 04/25/1994
Action: Leak Reported

LUST:
Global Id: T0603700741
Status: Open - Case Begin Date
Status Date: 03/09/1994

Global Id: T0603700741
Status: Open - Site Assessment
Status Date: 03/09/1994

Global Id: T0603700741
Status: Open - Verification Monitoring
Status Date: 11/14/1996

Global Id: T0603700741
Status: Completed - Case Closed
Status Date: 01/09/1997

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900270116
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700741
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD GAS (FORMER) (Continued)

S102431444

Date Leak Discovered: Not reported
Date Leak First Reported: 4/25/1994
Date Leak Record Entered: 9/23/1994
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 1/29/1997
Date the Case was Closed: 1/9/1997
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD#121594-11
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 11768.063847663478629674084422
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 3/9/1994
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 11/14/1996
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 21
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: 879 W MOUNTAIN ST, GLENDALE CA 91202
Program: LUST
Lat/Long: 34.1018823 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 01/29/97 - WELL ABANDONMENT

SWEEPS UST:

Status: Not reported
Comp Number: 1805
Number: Not reported
Board Of Equalization: 44-011978
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001805-000001
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: M.V. FUEL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD GAS (FORMER) (Continued)

S102431444

STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 1805
Number: Not reported
Board Of Equalization: 44-011978
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001805-000002
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 1805
Number: Not reported
Board Of Equalization: 44-011978
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001805-000003
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 1805
Number: 9
Board Of Equalization: 44-011978
Referral Date: 01-22-93
Action Date: 04-25-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

HIST CORTESE:

Region: CORTESE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLYWOOD GAS (FORMER) (Continued)

S102431444

Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270116

96
West
1/4-1/2
0.468 mi.
2469 ft.

THRIFTY #183
5025 SUNSET BLVD W
LOS FELIZ, CA 90027

CA LUST **S103065994**
CA HIST CORTESE **N/A**

Relative:
Lower
Actual:
377 ft.

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700737
Global Id: T0603700737
Latitude: 34.0982094
Longitude: -118.2988642
Status: Completed - Case Closed
Status Date: 01/07/2013
Case Worker: CET
RB Case Number: 900270061
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700737
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700737
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

LUST:

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 11/16/2011
Action: Staff Letter

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

Global Id:	T0603700737
Action Type:	RESPONSE
Date:	04/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	07/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	10/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	04/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	10/15/2010
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700737
Action Type:	ENFORCEMENT
Date:	01/18/2002
Action:	Staff Letter
Global Id:	T0603700737
Action Type:	ENFORCEMENT
Date:	04/09/2002
Action:	Site Visit / Inspection / Sampling
Global Id:	T0603700737
Action Type:	ENFORCEMENT
Date:	01/07/2013
Action:	Closure/No Further Action Letter
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	05/31/2009
Action:	Other Report / Document
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

Date: 05/15/1998
Action: Staff Letter

Global Id: T0603700737
Action Type: RESPONSE
Date: 10/15/2007
Action: Interim Remedial Action Plan

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 01/09/2009
Action: Staff Letter

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 11/01/2012
Action: Notification - Preclosure

Global Id: T0603700737
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700737
Action Type: RESPONSE
Date: 03/22/2010
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603700737
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 05/06/2004
Action: Staff Letter

Global Id: T0603700737
Action Type: RESPONSE
Date: 05/11/2011
Action: Interim Remedial Action Plan

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

Global Id:	T0603700737
Action Type:	RESPONSE
Date:	04/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	REMEDIATION
Date:	04/09/2002
Action:	In Situ Physical/Chemical Treatment (other than SVE)
Global Id:	T0603700737
Action Type:	REMEDIATION
Date:	11/13/2007
Action:	Ex Situ Physical/Chemical Treatment (other than P&T, SVE, or Excavation)
Global Id:	T0603700737
Action Type:	REMEDIATION
Date:	08/06/2009
Action:	Other (Use Description Field)
Global Id:	T0603700737
Action Type:	REMEDIATION
Date:	04/09/2002
Action:	In Situ Physical/Chemical Treatment (other than SVE)
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	09/13/2011
Action:	Request for Closure
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	07/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	01/15/2012
Action:	Other Report / Document
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	07/15/2012
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	04/15/2013
Action:	Well Destruction Report
Global Id:	T0603700737
Action Type:	REMEDIATION
Date:	11/13/2007
Action:	In Situ Physical/Chemical Treatment (other than SVE)
Global Id:	T0603700737
Action Type:	RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 02/14/2008
Action: Interim Remedial Action Report

Global Id: T0603700737
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 04/15/2009
Action: Remedial Progress Report

Global Id: T0603700737
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2012
Action: Well Installation Workplan

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 12/05/2003
Action: Staff Letter

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 05/24/2012
Action: Staff Letter

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 06/15/2012
Action: Staff Letter

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

Global Id:	T0603700737
Action Type:	RESPONSE
Date:	04/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	01/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	02/17/2004
Action:	Interim Remedial Action Plan
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	01/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	08/29/2012
Action:	Soil and Water Investigation Report
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	01/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	10/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	01/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	01/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	07/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603700737
Action Type:	RESPONSE
Date:	12/23/2003
Action:	Other Report / Document
Global Id:	T0603700737
Action Type:	REMEDIATION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

Date: 04/09/2002
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700737
Action Type: REMEDIATION
Date: 01/18/2001
Action: Excavation

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 10/31/2007
Action: Staff Letter

Global Id: T0603700737
Action Type: ENFORCEMENT
Date: 04/16/2009
Action: Staff Letter

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 05/31/2002
Action: Other Report / Document

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2003
Action: Interim Remedial Action Plan

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 09/22/2008
Action: Interim Remedial Action Plan

Global Id: T0603700737
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

Global Id: T0603700737
Action Type: Other
Date: 07/08/1991
Action: Leak Reported

Global Id: T0603700737
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700737
Action Type: RESPONSE
Date: 05/22/2012
Action: Clean Up Fund - 5-Year Review Summary

LUST:

Global Id: T0603700737
Status: Open - Case Begin Date
Status Date: 07/08/1991

Global Id: T0603700737
Status: Open - Site Assessment
Status Date: 07/08/1991

Global Id: T0603700737
Status: Open - Site Assessment
Status Date: 06/10/1992

Global Id: T0603700737
Status: Open - Site Assessment
Status Date: 07/27/1998

Global Id: T0603700737
Status: Open - Remediation
Status Date: 12/05/2003

Global Id: T0603700737
Status: Open - Remediation
Status Date: 05/06/2004

Global Id: T0603700737
Status: Open - Remediation
Status Date: 10/13/2007

Global Id: T0603700737
Status: Completed - Case Closed
Status Date: 01/07/2013

LUST REG 4:
Region:

4

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

Regional Board: 04
County: Los Angeles
Facility Id: 900270061
Status: Remediation Plan
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700737
W Global ID: Not reported
Staff: MSH
Local Agency: 19050
Cross Street: MARIPOSA AVE
Enforcement Type: SEL
Date Leak Discovered: Not reported
Date Leak First Reported: 7/8/1991
Date Leak Record Entered: 6/10/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/30/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: ALSO ADDRESS 5021 W SUNSET
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 10395.428319701648802594913842
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 7/8/1991
Preliminary Site Assessment Began: 6/10/1992
Pollution Characterization Began: 7/27/1998
Remediation Plan Submitted: 12/5/2003
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 7/8/1991
Enforcement Action Date: 5/15/1998
Historical Max MTBE Date: 4/19/2000
Hist Max MTBE Conc in Groundwater: 133000
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CHRIS PENAITESCU
RP Address: P.O. BOX 2128
Program: LUST
Lat/Long: 34.0982094 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: OFFSITE WELLS INSTALLED 7/19 - 7/20/2000.; 10/9/00 3RD QTR GW MON RPT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THRIFTY #183 (Continued)

S103065994

2000; 1/16/01 4TH QTR GW MON RPT 2000; 4/11/01 1ST QTR GW MON RPT 2001

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900270061

97
SSE
1/2-1
0.764 mi.
4034 ft.

BELMONT/HOLLYWOOD NO. 4
WILLOWBROOK AVE/HOOVER ST/SANTA MONICA BLVD
LOS ANGELES, CA 90029

CA ENVIROSTOR S107735909
CA SCH N/A

Relative:
Lower
Actual:
375 ft.

ENVIROSTOR:

Facility ID: 19800042
Status: Inactive - Needs Evaluation
Status Date: 08/20/2002
Site Code: 304136
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.6
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 51
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08965
Longitude: -118.2836
APN: NONE SPECIFIED
Past Use: HOSPITAL
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #4
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/VCA
Alias Type: Alternate Name
Alias Name: 304047
Alias Type: Project Code (Site Code)
Alias Name: 304136
Alias Type: Project Code (Site Code)
Alias Name: 19800042
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT/HOLLYWOOD NO. 4 (Continued)

S107735909

Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19800042
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.6
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304136
Assembly: 51
Senate: 24
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.08965
Longitude: -118.2836

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT/HOLLYWOOD NO. 4 (Continued)

S107735909

APN: NONE SPECIFIED
Past Use: HOSPITAL
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #4
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #4/VCA
Alias Type: Alternate Name
Alias Name: 304047
Alias Type: Project Code (Site Code)
Alias Name: 304136
Alias Type: Project Code (Site Code)
Alias Name: 19800042
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

98
WSW
1/2-1
0.783 mi.
4134 ft.

RAMONA PRIMARY SITE NO. 1
HOBART BOULEVARD/FOUNTAIN AVENUE/HARVARD BLVD.
LOS ANGELES, CA 90029

CA ENVIROSTOR S107737125
CA SCH N/A

Relative:
Lower
Actual:
359 ft.

ENVIROSTOR:
Facility ID: 19820083
Status: Inactive - Withdrawn
Status Date: 02/10/2000
Site Code: 404039
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.9
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09500
Longitude: -118.3037
APN: NONE SPECIFIED
Past Use: * EDUCATIONAL SERVICES
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LA USD-RAMONA PRIMARY SITE #1/VCA
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-RAMONA PRIMARY SITE #1/CDE
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE #1
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE#1
Alias Type: Alternate Name
Alias Name: 304098
Alias Type: Project Code (Site Code)
Alias Name: 404039
Alias Type: Project Code (Site Code)
Alias Name: 19820083
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMONA PRIMARY SITE NO. 1 (Continued)

S107737125

Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/13/2015
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19820083
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.9
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404039
Assembly: 43
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 02/10/2000
Restricted Use: NO
Funding: School District
Latitude: 34.09500
Longitude: -118.3037
APN: NONE SPECIFIED
Past Use: * EDUCATIONAL SERVICES
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LA USD-RAMONA PRIMARY SITE #1/VCA
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-RAMONA PRIMARY SITE #1/CDE
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE #1
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE#1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMONA PRIMARY SITE NO. 1 (Continued)

S107737125

Alias Type: Alternate Name
Alias Name: 304098
Alias Type: Project Code (Site Code)
Alias Name: 404039
Alias Type: Project Code (Site Code)
Alias Name: 19820083
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/13/2015
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

99
SW
1/2-1
0.874 mi.
4615 ft.

**RAMONA NEW PC AKA BOWLING ALLEY
SANTA MONICA BOULEVARD/KINGSLEY DRIVE
LOS ANGELES, CA 90029**

**CA ENVIROSTOR S105628556
CA SCH N/A**

**Relative:
Lower
Actual:
332 ft.**

ENVIROSTOR:
Facility ID: 19790003
Status: No Further Action
Status Date: 05/17/2002
Site Code: 304005
Site Type: School Cleanup
Site Type Detailed: School
Acres: 3
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMONA NEW PC AKA BOWLING ALLEY (Continued)

S105628556

Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09078
Longitude: -118.3032
APN: NONE SPECIFIED
Past Use: RECREATION SERVICES
Potential COC: Cobalt Chloroform Dichlorodifluoromethane Tetrachloroethylene (PCE *
Methylphenol 1,2,4-Trimethylbenzene Ethylbenzene Xylenes Toluene
1,3,5-Trimethylbenzene Chloromethane (methyl chloride Molybdenum
Benzene
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: RAMONA NEW PC AKA BOWLING ALLEY
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY CENTER AKA LAUSD BELMONT
Alias Type: Alternate Name
Alias Name: 110033612776
Alias Type: EPA (FRS #)
Alias Name: 304005
Alias Type: Project Code (Site Code)
Alias Name: 19790003
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/18/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/22/2001
Comments: Public participation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/09/2001
Comments: Initial Study Report Only

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/29/2003
Comments: Tech Memo - Lead Assessment Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMONA NEW PC AKA BOWLING ALLEY (Continued)

S105628556

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19790003
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304005
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: No Further Action
Status Date: 05/17/2002
Restricted Use: NO
Funding: School District
Latitude: 34.09078
Longitude: -118.3032
APN: NONE SPECIFIED
Past Use: RECREATION SERVICES
Potential COC: Cobalt, Cobalt, Chloroform, Dichlorodifluoromethane, Tetrachloroethylene (PCE, * Methylphenol, 1,2,4-Trimethylbenzene, Ethylbenzene, Xylenes, Toluene, 1,3,5-Trimethylbenzene, Chloromethane (methyl chloride, Molybdenum, Benzene
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: RAMONA NEW PC AKA BOWLING ALLEY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMONA NEW PC AKA BOWLING ALLEY (Continued)

S105628556

Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY CENTER AKA LAUSD BELMONT
Alias Type: Alternate Name
Alias Name: 110033612776
Alias Type: EPA (FRS #)
Alias Name: 304005
Alias Type: Project Code (Site Code)
Alias Name: 19790003
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/18/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/22/2001
Comments: Public participation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/09/2001
Comments: Initial Study Report Only

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 04/29/2003
Comments: Tech Memo - Lead Assessment Report

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/17/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMONA NEW PC AKA BOWLING ALLEY (Continued)

S105628556

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

**100
WSW
1/2-1
0.930 mi.
4910 ft.**

**BELMONT/HOLLYWOOD NO. 3
LA MIRADA AVENUE/SERRANO AVENUE
LOS ANGELES, CA 90029**

**CA ENVIROSTOR S107735908
CA SCH N/A**

**Relative:
Lower
Actual:
349 ft.**

ENVIROSTOR:
Facility ID: 19880049
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Site Code: 304135
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.3
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09385
Longitude: -118.3059
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #3
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #3/VCA
Alias Type: Alternate Name
Alias Name: 304046
Alias Type: Project Code (Site Code)
Alias Name: 304135
Alias Type: Project Code (Site Code)
Alias Name: 19880049
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT/HOLLYWOOD NO. 3 (Continued)

S107735908

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880049
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.3
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304135
Assembly: 43
Senate: 24
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 02/11/2000
Restricted Use: NO
Funding: School District
Latitude: 34.09385
Longitude: -118.3059
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT/HOLLYWOOD NO. 3 (Continued)

S107735908

Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT/HOLLYWOOD #3
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT/HOLLYWOOD #3/VCA
Alias Type: Alternate Name
Alias Name: 304046
Alias Type: Project Code (Site Code)
Alias Name: 304135
Alias Type: Project Code (Site Code)
Alias Name: 19880049
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/22/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

101
SW
1/2-1
0.983 mi.
5192 ft.

RAMONA PRIMARY SITE NO. 2
KINGSLEY DRIVE/ROMAINE AVENUE/ARDMORE AVE
LOS ANGELES, CA 90029

CA ENVIROSTOR S107737126
CA SCH N/A

Relative:
Lower
Actual:
322 ft.

ENVIROSTOR:
Facility ID: 19880045
Status: Inactive - Withdrawn
Status Date: 02/10/2000
Site Code: 404040
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.08844
Longitude: -118.3023
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LA USD-RAMONA PRIMARY SITE #2/VCA
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-RAMONA PRIMARY SITE #2/CDE
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE #2
Alias Type: Alternate Name
Alias Name: 304099
Alias Type: Project Code (Site Code)
Alias Name: 404040
Alias Type: Project Code (Site Code)
Alias Name: 19880045
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMONA PRIMARY SITE NO. 2 (Continued)

S107737126

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880045
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404040
Assembly: 43
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 02/10/2000
Restricted Use: NO
Funding: School District
Latitude: 34.08844
Longitude: -118.3023
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LA USD-RAMONA PRIMARY SITE #2/VCA
Alias Type: Alternate Name
Alias Name: LAUSD
Alias Type: Alternate Name
Alias Name: LAUSD-RAMONA PRIMARY SITE #2/CDE
Alias Type: Alternate Name
Alias Name: RAMONA PRIMARY SITE #2
Alias Type: Alternate Name
Alias Name: 304099
Alias Type: Project Code (Site Code)
Alias Name: 404040
Alias Type: Project Code (Site Code)
Alias Name: 19880045
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RAMONA PRIMARY SITE NO. 2 (Continued)

S107737126

Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S109422338	SOUTHERN CALIFORNIA DISPOSAL	186TH STREET AND VERMONT AVENUE		CA SWF/LF

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: N/A
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: N/A
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 08/09/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 29

Source: EPA
Telephone: N/A
Last EDR Contact: 10/04/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 08/09/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 29

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/04/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: 800-424-9346
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018	Source: EPA
Date Data Arrived at EDR: 03/28/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/14/2018	Source: Department of the Navy
Date Data Arrived at EDR: 05/18/2018	Telephone: 843-820-7326
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/16/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/26/2018
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/28/2018	Telephone: 703-603-0695
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 17	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/28/2018	Telephone: 703-603-0695
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 17	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/18/2018

Date Data Arrived at EDR: 06/27/2018

Date Made Active in Reports: 09/14/2018

Number of Days to Update: 79

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 09/25/2018

Next Scheduled EDR Contact: 01/07/2019

Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/30/2018

Date Data Arrived at EDR: 07/31/2018

Date Made Active in Reports: 09/07/2018

Number of Days to Update: 38

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 07/31/2018

Next Scheduled EDR Contact: 11/12/2018

Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/30/2018

Date Data Arrived at EDR: 07/31/2018

Date Made Active in Reports: 09/07/2018

Number of Days to Update: 38

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 07/31/2018

Next Scheduled EDR Contact: 11/12/2018

Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/08/2018

Date Data Arrived at EDR: 08/10/2018

Date Made Active in Reports: 08/24/2018

Number of Days to Update: 14

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 08/10/2018

Next Scheduled EDR Contact: 11/26/2018

Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: Varies

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/12/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Quarterly

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018	Source: EPA Region 8
Date Data Arrived at EDR: 05/18/2018	Telephone: 303-312-6271
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018	Source: EPA Region 7
Date Data Arrived at EDR: 05/18/2018	Telephone: 913-551-7003
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018	Source: EPA Region 6
Date Data Arrived at EDR: 05/18/2018	Telephone: 214-665-6597
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018	Source: EPA Region 4
Date Data Arrived at EDR: 05/18/2018	Telephone: 404-562-8677
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018	Source: EPA Region 1
Date Data Arrived at EDR: 05/18/2018	Telephone: 617-918-1313
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018	Source: EPA, Region 5
Date Data Arrived at EDR: 05/18/2018	Telephone: 312-886-7439
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

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

Date of Government Version: 06/11/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 866-480-1028
Date Made Active in Reports: 07/17/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 21

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/12/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 06/11/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 866-480-1028
Date Made Active in Reports: 07/18/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 09/10/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/12/2018	Telephone: 916-327-7844
Date Made Active in Reports: 10/03/2018	Last EDR Contact: 09/12/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 09/17/2018
Number of Days to Update: 69	Next Scheduled EDR Contact: 12/31/2018
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018	Source: EPA Region 10
Date Data Arrived at EDR: 05/18/2018	Telephone: 206-553-2857
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018	Source: EPA Region 9
Date Data Arrived at EDR: 05/18/2018	Telephone: 415-972-3368
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018	Source: EPA Region 8
Date Data Arrived at EDR: 05/18/2018	Telephone: 303-312-6137
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018	Source: EPA Region 7
Date Data Arrived at EDR: 05/18/2018	Telephone: 913-551-7003
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018	Source: EPA Region 6
Date Data Arrived at EDR: 05/18/2018	Telephone: 214-665-7591
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018	Source: EPA, Region 1
Date Data Arrived at EDR: 05/18/2018	Telephone: 617-918-1313
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018	Source: EPA Region 4
Date Data Arrived at EDR: 05/18/2018	Telephone: 404-562-9424
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018	Source: EPA Region 5
Date Data Arrived at EDR: 05/18/2018	Telephone: 312-886-6136
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 09/24/2018
Number of Days to Update: 142	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 07/30/2018
Date Data Arrived at EDR: 07/31/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/31/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/27/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 40

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/18/2018
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/18/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 54

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/12/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 48

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2018	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 06/20/2018	Telephone: 202-307-1000
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/30/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/31/2018	Telephone: 916-323-3400
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 07/31/2018
Number of Days to Update: 38	Next Scheduled EDR Contact: 11/12/2018
	Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 06/12/2018	Telephone: 916-255-6504
Date Made Active in Reports: 08/06/2018	Last EDR Contact: 08/17/2018
Number of Days to Update: 55	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 86

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/28/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Quarterly

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 07/23/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 42

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

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

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 03/28/2018
Date Data Arrived at EDR: 05/25/2018
Date Made Active in Reports: 07/10/2018
Number of Days to Update: 46

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 04/19/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 10

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/23/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 42

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/29/2018
Date Data Arrived at EDR: 08/30/2018
Date Made Active in Reports: 10/01/2018
Number of Days to Update: 32

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/04/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 10/02/2018
Number of Days to Update: 27

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 09/05/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/27/2018	Telephone: 202-366-4555
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 09/25/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/06/2018	Source: Office of Emergency Services
Date Data Arrived at EDR: 04/24/2018	Telephone: 916-845-8400
Date Made Active in Reports: 06/14/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 51	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/11/2018	Source: State Water Quality Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 866-480-1028
Date Made Active in Reports: 07/17/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/11/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 866-480-1028
Date Made Active in Reports: 07/17/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/19/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 08/03/2018
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 08/10/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/21/2017	Telephone: 202-260-5521
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 09/21/2018
Number of Days to Update: 198	Next Scheduled EDR Contact: 12/31/2018
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 01/10/2018	Telephone: 202-566-0250
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 08/24/2018
Number of Days to Update: 2	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 07/27/2018
Number of Days to Update: 77	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: 703-416-0223
Date Made Active in Reports: 06/29/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/17/2018	Telephone: 202-564-8600
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 07/20/2018
Number of Days to Update: 113	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 10/04/2018
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017	Source: EPA
Date Data Arrived at EDR: 06/09/2017	Telephone: 202-566-0500
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 07/13/2018
Number of Days to Update: 126	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 07/09/2018
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 09/08/2016	Telephone: 301-415-7169
Date Made Active in Reports: 10/21/2016	Last EDR Contact: 09/28/2018
Number of Days to Update: 43	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 09/07/2018
Number of Days to Update: 76	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2014	Telephone: N/A
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 09/04/2018
Number of Days to Update: 40	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2017	Telephone: 202-566-0517
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 07/27/2018
Number of Days to Update: 15	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/03/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2018	Telephone: 202-343-9775
Date Made Active in Reports: 06/29/2018	Last EDR Contact: 10/03/2018
Number of Days to Update: 85	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 08/09/2018
Number of Days to Update: 42	Next Scheduled EDR Contact: 11/12/2018
	Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 09/11/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/20/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/04/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/31/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/31/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2018	Source: Department of Interior
Date Data Arrived at EDR: 09/11/2018	Telephone: 202-208-2609
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 09/10/2018
Number of Days to Update: 3	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018	Source: EPA
Date Data Arrived at EDR: 02/23/2018	Telephone: (415) 947-8000
Date Made Active in Reports: 03/23/2018	Last EDR Contact: 09/18/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/19/2018	Telephone: 202-564-0527
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 08/31/2018
Number of Days to Update: 84	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/05/2018	Telephone: 202-564-2280
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 09/05/2018
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2017	Source: Department of Defense
Date Data Arrived at EDR: 06/19/2018	Telephone: 703-704-1564
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 07/13/2018
Number of Days to Update: 87	Next Scheduled EDR Contact: 10/29/2018
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/21/2018
Date Data Arrived at EDR: 05/23/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 107

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/22/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/27/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 40

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 05/07/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 39

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 06/25/2018
Date Data Arrived at EDR: 06/28/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 39

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 08/24/2018
Date Data Arrived at EDR: 08/30/2018
Date Made Active in Reports: 10/01/2018
Number of Days to Update: 32

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/22/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 05/31/2018	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 06/20/2018	Telephone: 916-327-4498
Date Made Active in Reports: 08/06/2018	Last EDR Contact: 08/29/2018
Number of Days to Update: 47	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017	Source: California Air Resources Board
Date Data Arrived at EDR: 06/20/2018	Telephone: 916-322-2990
Date Made Active in Reports: 08/06/2018	Last EDR Contact: 09/21/2018
Number of Days to Update: 47	Next Scheduled EDR Contact: 12/31/2018
	Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/01/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/02/2018	Telephone: 916-445-9379
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 08/01/2018
Number of Days to Update: 36	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 07/17/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/24/2018	Telephone: 916-255-3628
Date Made Active in Reports: 09/10/2018	Last EDR Contact: 07/17/2018
Number of Days to Update: 48	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/14/2018	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 08/16/2018	Telephone: 916-341-6066
Date Made Active in Reports: 09/10/2018	Last EDR Contact: 08/07/2018
Number of Days to Update: 25	Next Scheduled EDR Contact: 11/26/2018
	Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2017	Telephone: 916-255-1136
Date Made Active in Reports: 10/17/2017	Last EDR Contact: 07/13/2018
Number of Days to Update: 97	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/20/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/21/2018	Telephone: 877-786-9427
Date Made Active in Reports: 09/10/2018	Last EDR Contact: 08/21/2018
Number of Days to Update: 20	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

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

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/20/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/21/2018	Telephone: 916-323-3400
Date Made Active in Reports: 09/10/2018	Last EDR Contact: 08/21/2018
Number of Days to Update: 20	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/09/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/11/2018	Telephone: 916-440-7145
Date Made Active in Reports: 08/24/2018	Last EDR Contact: 07/11/2018
Number of Days to Update: 44	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/11/2018	Source: Department of Conservation
Date Data Arrived at EDR: 06/13/2018	Telephone: 916-322-1080
Date Made Active in Reports: 08/06/2018	Last EDR Contact: 09/12/2018
Number of Days to Update: 54	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 08/28/2018	Source: Department of Public Health
Date Data Arrived at EDR: 09/05/2018	Telephone: 916-558-1784
Date Made Active in Reports: 10/03/2018	Last EDR Contact: 09/05/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/09/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/10/2018	Telephone: 916-445-9379
Date Made Active in Reports: 09/10/2018	Last EDR Contact: 08/10/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 11/26/2018
	Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/04/2018	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 09/05/2018	Telephone: 916-445-4038
Date Made Active in Reports: 10/03/2018	Last EDR Contact: 09/05/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 06/11/2018	Source: Department of Conservation
Date Data Arrived at EDR: 06/13/2018	Telephone: 916-323-3836
Date Made Active in Reports: 08/06/2018	Last EDR Contact: 09/12/2018
Number of Days to Update: 54	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 06/18/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2018	Telephone: 916-445-3846
Date Made Active in Reports: 08/06/2018	Last EDR Contact: 09/17/2018
Number of Days to Update: 47	Next Scheduled EDR Contact: 12/31/2018
	Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 04/27/2018	Source: Department of Conservation
Date Data Arrived at EDR: 06/13/2018	Telephone: 916-445-2408
Date Made Active in Reports: 07/17/2018	Last EDR Contact: 09/13/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 07/11/2018	Telephone: 559-445-5577
Date Made Active in Reports: 09/13/2018	Last EDR Contact: 07/11/2018
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 08/17/2018
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 09/25/2018
Number of Days to Update: 13	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/11/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 916-341-5810
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 09/12/2018
Number of Days to Update: 93	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Quarterly

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 06/11/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 866-480-1028
Date Made Active in Reports: 07/18/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 06/11/2018	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 866-480-1028
Date Made Active in Reports: 07/18/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 06/11/2018	Source: State Water Resource Control Board
Date Data Arrived at EDR: 06/13/2018	Telephone: 866-480-1028
Date Made Active in Reports: 07/18/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 07/23/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 42

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 06/11/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Varies

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 10/02/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 09/05/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/13/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 196	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/30/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 182	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 08/03/2018	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 08/06/2018	Telephone: 510-567-6700
Date Made Active in Reports: 09/05/2018	Last EDR Contact: 08/01/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/06/2018	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 07/10/2018	Telephone: 510-567-6700
Date Made Active in Reports: 09/11/2018	Last EDR Contact: 07/05/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 04/24/2047
	Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 07/01/2018	Source: Amador County Environmental Health
Date Data Arrived at EDR: 07/24/2018	Telephone: 209-223-6439
Date Made Active in Reports: 08/20/2018	Last EDR Contact: 08/29/2018
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Varies

BUTTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 08/02/2018
Date Data Arrived at EDR: 08/06/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 14

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/24/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 05/23/2018
Date Data Arrived at EDR: 05/24/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 50

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/20/2018
Date Data Arrived at EDR: 08/21/2018
Date Made Active in Reports: 09/11/2018
Number of Days to Update: 21

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 44

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

EL DORADO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA EL DORADO: CUPA Facility List CUPA facility list.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 09/18/2018
Number of Days to Update: 13

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 07/11/2018
Date Data Arrived at EDR: 07/17/2018
Date Made Active in Reports: 08/30/2018
Number of Days to Update: 44

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/01/2019
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List CUPA facility list.

Date of Government Version: 07/11/2018
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/22/2018
Number of Days to Update: 30

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/20/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List Cupa facility list.

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 43

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INYO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA INYO: CUPA Facility List Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 07/20/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/12/2018
Number of Days to Update: 49

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/23/2018
Date Data Arrived at EDR: 08/24/2018
Date Made Active in Reports: 09/18/2018
Number of Days to Update: 25

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List Cupa facility list

Date of Government Version: 08/08/2018
Date Data Arrived at EDR: 08/09/2018
Date Made Active in Reports: 08/22/2018
Number of Days to Update: 13

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List Cupa facility list

Date of Government Version: 07/27/2018
Date Data Arrived at EDR: 08/06/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 30

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

LOS ANGELES COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AOCONCERN: San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 09/17/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/02/2018
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 09/10/2018
Number of Days to Update: 59

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/16/2018
Date Data Arrived at EDR: 07/18/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 37

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/18/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 13

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 63

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Semi-Annually

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/04/2018	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 01/05/2018	Telephone: 310-618-2973
Date Made Active in Reports: 01/18/2018	Last EDR Contact: 07/23/2018
Number of Days to Update: 13	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/30/2018	Source: Madera County Environmental Health
Date Data Arrived at EDR: 09/04/2018	Telephone: 559-675-7823
Date Made Active in Reports: 09/19/2018	Last EDR Contact: 08/17/2018
Number of Days to Update: 15	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 07/11/2018	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 07/17/2018	Telephone: 415-473-6647
Date Made Active in Reports: 09/12/2018	Last EDR Contact: 10/01/2018
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/29/2018	Source: Merced County Environmental Health
Date Data Arrived at EDR: 08/31/2018	Telephone: 209-381-1094
Date Made Active in Reports: 09/19/2018	Last EDR Contact: 08/29/2018
Number of Days to Update: 19	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 07/18/2018	Source: Mono County Health Department
Date Data Arrived at EDR: 09/04/2018	Telephone: 760-932-5580
Date Made Active in Reports: 09/19/2018	Last EDR Contact: 08/24/2018
Number of Days to Update: 15	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: Varies

MONTEREY COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA MONTEREY: CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 07/30/2018
Date Data Arrived at EDR: 08/02/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 34

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 08/27/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 36

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List

CUPA facility list.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/02/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 34

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 07/13/2018
Date Data Arrived at EDR: 08/08/2018
Date Made Active in Reports: 09/10/2018
Number of Days to Update: 33

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/13/2018
Date Data Arrived at EDR: 08/08/2018
Date Made Active in Reports: 09/10/2018
Number of Days to Update: 33

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST ORANGE: List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/13/2018
Date Data Arrived at EDR: 08/06/2018
Date Made Active in Reports: 09/12/2018
Number of Days to Update: 37

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/06/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/06/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 27

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 07/19/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 42

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/09/2018
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 42

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/17/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/09/2018
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 09/12/2018
Number of Days to Update: 61

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/17/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/07/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 08/13/2018
Number of Days to Update: 41

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/02/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 08/13/2018
Number of Days to Update: 41

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/02/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 08/07/2018
Date Data Arrived at EDR: 08/09/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 27

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 07/27/2018
Date Data Arrived at EDR: 07/31/2018
Date Made Active in Reports: 09/10/2018
Number of Days to Update: 41

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/06/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 41

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 09/06/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 31

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

SAN DIEGO CO. SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 09/17/2018
Date Data Arrived at EDR: 09/18/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 15

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/17/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SAN LUIS OBISPO: CUPA Facility List Cupa Facility List.

Date of Government Version: 08/20/2018
Date Data Arrived at EDR: 08/21/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 17

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/12/2018
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 52

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/10/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/12/2018
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 08/13/2018
Number of Days to Update: 59

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/10/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 08/17/2018
Date Data Arrived at EDR: 08/22/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 16

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST SANTA CLARA: LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Annually

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/06/2018
Date Made Active in Reports: 09/11/2018
Number of Days to Update: 36

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List

CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/17/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/18/2018
Number of Days to Update: 40

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 30

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Quarterly

SONOMA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SONOMA: Cupa Facility List Cupa Facility list

Date of Government Version: 06/19/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 21

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/24/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/03/2018
Date Data Arrived at EDR: 07/10/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 45

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/24/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List Cupa facility list

Date of Government Version: 08/14/2018
Date Data Arrived at EDR: 08/16/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 8

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 33

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 09/17/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List Cupa facilities

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 08/02/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 36

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List Cupa facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 45

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List Cupa program facilities

Date of Government Version: 09/13/2018
Date Data Arrived at EDR: 09/14/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 5

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 09/13/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Division of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 07/02/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 41

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Annually

LUST VENTURA: Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MED WASTE VENTURA: Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 07/02/2018	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 805-654-2813
Date Made Active in Reports: 08/24/2018	Last EDR Contact: 07/23/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 09/04/2018	Source: Environmental Health Division
Date Data Arrived at EDR: 09/12/2018	Telephone: 805-654-2813
Date Made Active in Reports: 10/04/2018	Last EDR Contact: 09/12/2018
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/24/2018
	Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/20/2018	Source: Yolo County Department of Health
Date Data Arrived at EDR: 07/03/2018	Telephone: 530-666-8646
Date Made Active in Reports: 07/12/2018	Last EDR Contact: 10/01/2018
Number of Days to Update: 9	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 05/10/2018	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 05/15/2018	Telephone: 530-749-7523
Date Made Active in Reports: 06/15/2018	Last EDR Contact: 08/07/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 11/12/2018
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2018	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 08/10/2018	Telephone: 860-424-3375
Date Made Active in Reports: 09/10/2018	Last EDR Contact: 08/09/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 11/26/2018
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 08/01/2018
Date Made Active in Reports: 08/31/2018
Number of Days to Update: 30

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/12/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/21/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/06/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

4645 , 4637 AND 4629 MAUBERT AVENUE
4645 , 4637 AND 4629 MAUBERT AVENUE
LOS ANGELES, CA 90027

TARGET PROPERTY COORDINATES

Latitude (North): 34.099446 - 34° 5' 58.01"
Longitude (West): 118.290895 - 118° 17' 27.22"
Universal Tranverse Mercator: Zone 11
UTM X (Meters): 380921.3
UTM Y (Meters): 3773739.8
Elevation: 406 ft. above sea level

USGS TOPOGRAPHIC MAP

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

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

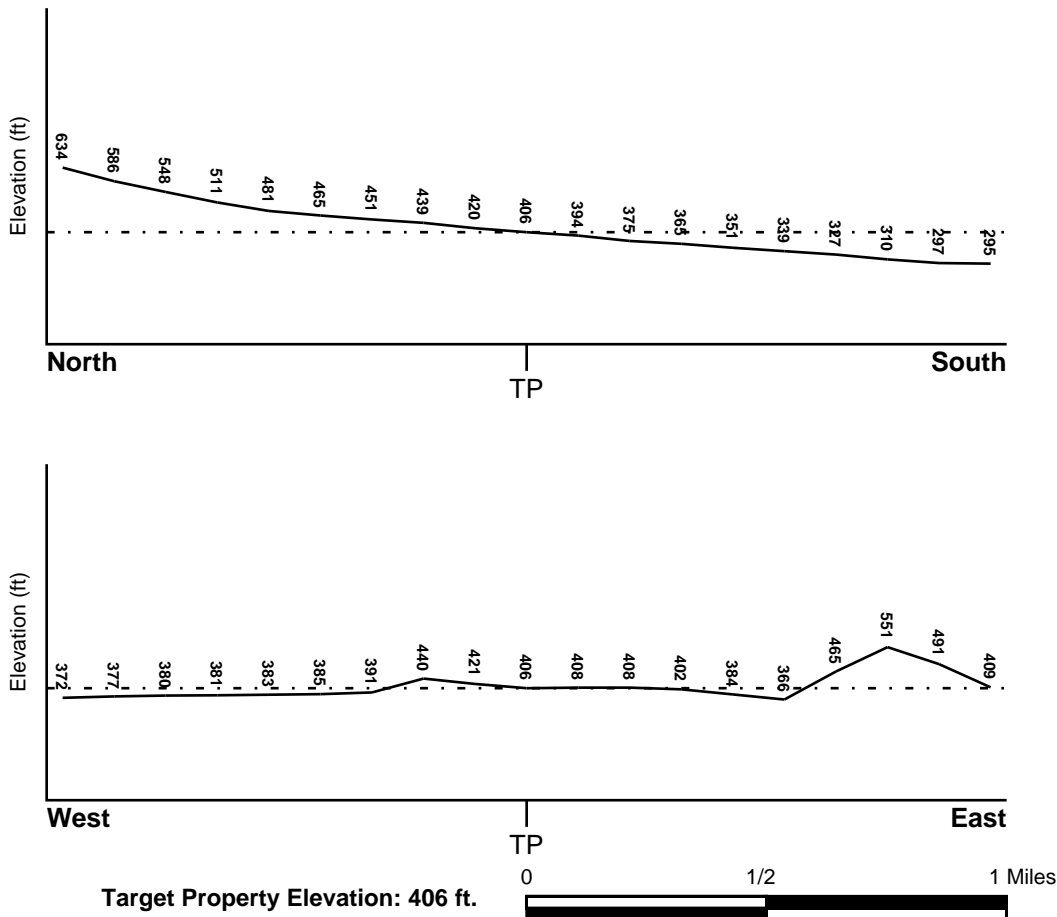
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06037C1610F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
HOLLYWOOD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
2	1/4 - 1/2 Mile WSW	S
3	1/2 - 1 Mile SE	SW
1G	1/4 - 1/2 Mile WSW	S
2G	1/2 - 1 Mile SE	SW

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Tertiary
Series: Miocene
Code: Tm (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
 gravelly - sandy loam
 silt loam
 clay
 fine sand
 gravelly - sand
 sand
 fine sandy loam

Surficial Soil Types: sandy loam
 gravelly - sandy loam
 silt loam
 clay
 fine sand
 gravelly - sand
 sand
 fine sandy loam

Shallow Soil Types: fine sandy loam
 gravelly - loam
 sandy clay
 sandy clay loam
 clay
 silty clay
 sand

Deeper Soil Types: gravelly - sandy loam
 sandy loam
 very gravelly - sandy loam
 stratified
 very fine sandy loam
 weathered bedrock
 sand
 gravelly - fine sandy loam
 silty clay loam
 clay loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CA3900844	0 - 1/8 Mile WNW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1
WNW
0 - 1/8 Mile
Higher

FRDS PWS CA3900844

Epa region:	09	State:	CA
Pwsid:	CA3900844	Pwsname:	COUNTRY MANOR MHP
Cityserved:	Not Reported	Stateserved:	CA
Ziperved:	Not Reported	Fipscounty:	06077
Status:	Active	Retpopsrvd:	75
Pwssvconn:	37	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Private
Contact:	HARVEY SEGAL	Contactorgname:	COUNTRY MANOR MHP
Contactphone:	2093683833	Contactaddress1:	100 N HOPE AVESTE #1
Contactaddress2:	Not Reported	Contactcity:	SANTA BARBARA
Contactstate:	CA	Contactzip:	93110
Pwsactivitycode:	A		

Pwsid:	CA3900844	Facid:	6
Facname:	AFTER FILTER	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	organics removal
Trtprocess:	activated carbon, granular		
Factypecode:	TP		

PWS ID:	CA3900844	PWS name:	COUNTRY MANOR MOBILE HOME PARK
Address:	Not Reported	Care of:	Not Reported
City:	LOS ANGELES	State:	CA
Zip:	90027	Owner:	COUNTRY MANOR MOBILE HOME PARK
Source code:	Ground water	Population:	75

PWS ID:	CA3900844	PWS type:	System Owner/Responsible Party
PWS name:	LEON SEGAL	PWS address:	Not Reported
PWS city:	LOS ANGELES	PWS state:	CA
PWS zip:	90027	PWS name:	COUNTRY MANOR MHP
PWS type code:	C	Retail population served:	75
Contact:	HARVEY SEGAL	Contact address:	100 N HOPE AVESTE #1
Contact address:	SANTA BARBARA	Contact city:	CA
Contact state:	93	Contact zip:	2093683833
Contact telephone:	Not Reported		

PWS ID:	CA3900844	Activity status:	Active
Date system activated:	7706	Date system deactivated:	Not Reported
Retail population:	00000075	System name:	COUNTRY MANOR MOBILE HOME PARK
System address:	LEON SEGAL	System address:	17251 TRETHERWAY
System city:	LOCKEFORD	System state:	CA
System zip:	95237		

Population served:	Under 101 Persons	Treatment:	Untreated
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Latitude:	340600	Longitude:	1181730
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Violation id:	0100003	Orig code:	S
State:	CA	Violation Year:	2001
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2001
Cmp edt:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation id:	0200004	Orig code:	S
State:	CA	Violation Year:	2000
Contamination code:	5000	Contamination Name:	Lead and Copper Rule
Violation code:	51	Violation name:	Initial Tap Sampling for Pb and Cu
Rule code:	350	Rule name:	LCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	04/01/2000
Cmp edt:	Not Reported		
Violation id:	0200005	Orig code:	S
State:	CA	Violation Year:	2000
Contamination code:	5000	Contamination Name:	Lead and Copper Rule
Violation code:	51	Violation name:	Initial Tap Sampling for Pb and Cu
Rule code:	350	Rule name:	LCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	04/01/2000
Cmp edt:	Not Reported		
Violation id:	1000006	Orig code:	S
State:	CA	Violation Year:	2009
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2009
Cmp edt:	Not Reported		
Violation id:	95V0001	Orig code:	F
State:	CA	Violation Year:	1993
Contamination code:	5000	Contamination Name:	Lead and Copper Rule
Violation code:	51	Violation name:	Initial Tap Sampling for Pb and Cu
Rule code:	350	Rule name:	LCR
Violation measur:	0	Unit of measure:	Not Reported
State mcl:	0	Cmp bdt:	07/01/1993
Cmp edt:	04/04/2000		
System Name:	COUNTRY MANOR MHP	Violation Type:	71
Contaminant:	7000	Compliance Begin:	7/1/2001 0:00:00
Compliance End:	12/31/2025 0:00:00	Violation ID:	0100003
Enforcement Date:	No Enf Action as of	Enforcement Action:	10/17/2006 0:00:00
System Name:	COUNTRY MANOR MHP	Violation Type:	71
Contaminant:	7000	Compliance Begin:	7/1/2001 0:00:00
Compliance End:	12/31/2025 0:00:00	Violation ID:	0100003
Enforcement Date:	4/12/2007 0:00:00	Enforcement Action:	Not Reported
System Name:	COUNTRY MANOR MHP	Violation Type:	51
Contaminant:	5000	Compliance Begin:	04/01/00
Compliance End:	12/31/25	Violation ID:	0200004
Enforcement Date:	01/14/02	Enforcement Action:	SIE
System Name:	COUNTRY MANOR MHP	Violation Type:	51
Contaminant:	5000	Compliance Begin:	4/1/2000 0:00:00
Compliance End:	12/31/2025 0:00:00	Violation ID:	0200004
Enforcement Date:	1/14/2002 0:00:00	Enforcement Action:	SIE
System Name:	COUNTRY MANOR MHP	Violation Type:	51
Contaminant:	5000	Compliance Begin:	1993-07-01
Compliance End:	2000-04-04	Violation ID:	95V0001
Enforcement Date:	2000-04-04	Enforcement Action:	SOX
System Name:	COUNTRY MANOR MHP	Violation Type:	51

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contaminant:	5000	Compliance Begin:	1993-07-01
Compliance End:	2000-04-04	Violation ID:	95V0001
Enforcement Date:	2000-04-04	Enforcement Action:	SOX
System Name:	COUNTRY MANOR MHP	Violation Type:	51
Contaminant:	5000	Compliance Begin:	7/1/1993 0:00:00
Compliance End:	4/4/2000 0:00:00	Violation ID:	95V0001
Enforcement Date:	4/4/2000 0:00:00	Enforcement Action:	SOX
System Name:	COUNTRY MANOR MHP	Violation Type:	51
Contaminant:	5000	Compliance Begin:	07/01/93
Compliance End:	04/04/00	Violation ID:	95V0001
Enforcement Date:	04/04/00	Enforcement Action:	SOX
System Name:	COUNTRY MANOR MHP	Violation Type:	51
Contaminant:	5000	Compliance Begin:	1993-07-01
Compliance End:	2015-12-31	Violation ID:	95V0001
Enforcement Date:	Not Reported	Enforcement Action:	Not Reported
Violation ID:	0100003	Orig Code:	S
Enforcement FY:	2001	Enforcement Action:	07/01/2001
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0200004	Orig Code:	S
Enforcement FY:	2002	Enforcement Action:	01/14/2002
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	0200004	Orig Code:	S
Enforcement FY:	2002	Enforcement Action:	03/31/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0200005	Orig Code:	S
Enforcement FY:	2002	Enforcement Action:	03/31/2002
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	0200005	Orig Code:	S
Enforcement FY:	2002	Enforcement Action:	01/14/2002
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1000006	Orig Code:	S
Enforcement FY:	2010	Enforcement Action:	07/01/2010
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	95V0001	Orig Code:	F
Enforcement FY:	2000	Enforcement Action:	04/04/2000
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
PWS name:	COUNTRY MANOR MHP	Population served:	75
PWS type code:	C	Violation ID:	0100003
Contaminant:	7000	Violation type:	71
Compliance start date:	7/1/2001 0:00:00	Compliance end date:	12/31/2025 0:00:00
Enforcement date:	No Enf Action as of	Enforcement action:	7/8/2009 0:00:00
Violation measurement:	Not Reported		
PWS name:	COUNTRY MANOR MHP	Population served:	75
PWS type code:	C	Violation ID:	0200005
Contaminant:	LEAD & COPPER RULE	Violation type:	Initial Tap Sampling for Pb and Cu
Compliance start date:	4/1/2000 0:00:00	Compliance end date:	3/31/2002 0:00:00
Enforcement date:	1/14/2002 0:00:00	Enforcement action:	State Violation/Reminder Notice

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation measurement: Not Reported

PWS name: COUNTRY MANOR MHP
 PWS type code: C
 Contaminant: LEAD & COPPER RULE
 Compliance start date: 4/1/2000 0:00:00
 Enforcement date: 3/31/2002 0:00:00
 Violation measurement: Not Reported

Population served: 75
 Violation ID: 0200005
 Violation type: Initial Tap Sampling for Pb and Cu
 Compliance end date: 3/31/2002 0:00:00
 Enforcement action: State Compliance Achieved

PWS name: COUNTRY MANOR MHP
 PWS type code: C
 Contaminant: LEAD & COPPER RULE
 Compliance start date: 7/1/1993 0:00:00
 Enforcement date: 4/4/2000 0:00:00
 Violation measurement: 0

Population served: 75
 Violation ID: 95V0001
 Violation type: Initial Tap Sampling for Pb and Cu
 Compliance end date: 4/4/2000 0:00:00
 Enforcement action: State Compliance Achieved

2
WSW
1/4 - 1/2 Mile
Lower

Site ID: 900270061
 Groundwater Flow: S
 Shallow Water Depth: Not Reported
 Deep Water Depth: Not Reported
 Average Water Depth: 18.6
 Date: 06/28/1991

AQUIFLOW 70467

3
SE
1/2 - 1 Mile
Lower

Site ID: 900290125
 Groundwater Flow: SW
 Shallow Water Depth: Not Reported
 Deep Water Depth: Not Reported
 Average Water Depth: 30
 Date: 01/12/1998

AQUIFLOW 70473

1G
WSW
1/4 - 1/2 Mile
Lower

Site ID: 900270061
 Groundwater Flow: S
 Shallow Water Depth: Not Reported
 Deep Water Depth: Not Reported
 Average Water Depth: 18.6
 Date: 06/28/1991

AQUIFLOW 70467

2G
SE
1/2 - 1 Mile
Lower

Site ID: 900290125
 Groundwater Flow: SW
 Shallow Water Depth: Not Reported
 Deep Water Depth: Not Reported
 Average Water Depth: 30
 Date: 01/12/1998

AQUIFLOW 70473

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90027	57	9

Federal EPA Radon Zone for LOS ANGELES County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D: QUALIFICATIONS

Education

Bachelors of Science, Earth Science (Applied Geo-Science), California State University Long Beach, CA.

Training

40 HAZWOPER

Highlights

Phase II Environmental Site Assessment
Soil Gas Sampling

Experience Summary

Mr. Gutierrez is a Staff Scientist for Partner Engineering and Science, Inc. (Partner). Responsibilities include identifying the presence, or absence of, hazardous waste and petroleum products in the subsurface of the site for Phase II Subsurface Investigations on various property types, such as, multi-family, industrial, municipal, and commercial.

Mr. Gutierrez uses his experience to manage and implement site assessments and remedial strategies to meet client needs. He is knowledgeable of federal, state, and local environmental compliance and regulatory requirements and successfully negotiates with regulatory agencies in implementing the best remedial options for Partner's clients.

Project Experience

Geologic Mapping, Coyote Creek Fault at Mecca Hills CA (Cerritos City College), Red Rock Canyon CA. Created geologic maps, cross-sections, and stratigraphic columns.

Geologic Mapping, Rainbow Basin CA and Marble Mountains CA. Created geologic maps, cross-sections, and stratigraphic columns.

Cone Penetration Test Cerritos City College, Norwalk CA. Observed test inside Cone Penetration Test truck by Gregg Drilling.

Preliminary Study of the Volcanic Vent, Elephant Hill CA. Investigated the origin of the Glendora Volcanic Structure at Elephant Hill in Pomona California. Conducted geologic mapping and petrological analysis of samples gathered, and isotopic analysis of Glendora Volcanic Rocks.

Affiliations

American Association of Petroleum Geologists CSULB Chapter
South Coast Geological Society
Geological Society of America

Contact

hgutierrez@partneresi.com

Education

M.A. Environmental Studies, Brown University

B.S. Biology, University of California, Los Angeles, Emphasis in Ecology, Behavior and Evolution

Registrations

EPA Accredited Asbestos Inspector

National Registry of Environmental Professionals: Registered Environmental Property Assessor (REPA)

Training

California Underground Storage Tank Inspector

Highlights

15 years in environmental service industry

14 years performing Phase I Environmental Site Assessments (ESAs), Environmental Transaction Screens, radon screening, asbestos inspections, and lead-based paint inspection

13 years of experience with multi-family properties, commercial properties, retail shopping centers, municipal and private airports, oil well properties, oil refineries, gas stations, dry cleaners, aerospace manufacturers, dry cleaning plants, hotels, auto dealership and repair facilities, and various manufacturing operations throughout the US

8 years of project management experience in Environmental Assessments, Property Condition Assessments, Physical Needs Assessments, seismic evaluations, and ALTA Surveys, compliance reports

5 years of project management experience in ESAs and PCAs for properties located in Mexico, Canada, the Caribbean, Southeast Asia and South Pacific

Experience Summary

Ms. Churchill has served as an environmental scientist, project manager, senior author, or client manager for projects associated with thousands of real estate transactions. Ms. Churchill is familiar with the due diligence requirements of a varied number of reporting standards, including ASTM, EPA's All Appropriate Inquiry (AAI), Freddie Mac, Fannie Mae DUS, and U.S. Small Business Administration's (SBA) SOP 50 10. She also has experience with fulfilling numerous customized client scopes of work. Furthermore, Ms. Churchill has working experience in performing biological and noise assessments, and in preparing and reviewing environmental documentation in support of CEPA and NEPA.

While in graduate school, Ms. Churchill's Masters Thesis research focused on evaluating the potential of Japanese Knotweed (an invasive plant species) as an effective phytoremediator of heavy metal contaminated soils along a historically polluted river in Rhode Island. Phytoremediation refers to the natural ability of certain plants called hyperaccumulators to bioaccumulate contaminants in soil. Hyperaccumulators can be grown and harvested economically, leaving the soil with a greatly reduced level of toxic contamination. This cost-effective approach to remediation has gained increasing popularity in both academic and practical circles.

Ms. Churchill previously worked for the City of El Segundo, where she regularly collaborated with other local CUPAs to ensure compliance with State and Federal regulations. Ms. Churchill's responsibilities included implementing and enforcing elements of the CUPA program including the following: hazardous waste generator program; underground storage tank program; Hazardous Material Release Response Plan

(Business Plan) Program and the California Accidental Release Response Plan (CalARP) Programs. Ms. Churchill also worked on enforcing city specific environmental programs such as Stormwater Pollution Prevention and Industrial Wastewater Discharge. As the Principal Environmental Specialist for the City, Ms. Churchill worked with large industries such as Chevron, Northrop Grumman, Boeing and International Rectifier to ensure regulatory compliance pertaining to business operations and remedial activities.

Project Experience

International Airport Portfolio. Project Manager and Senior Reviewer for Phase I ESAs and PCAs of a confidential acquisition of airport facilities throughout the South Pacific and Southeast Asia. The project involved working with many foreign agencies and coordinating dual scope site visits at all facilities within a 2-week time frame.

West Coast Gas Station Portfolio. Project Manager for limited PCAs of an acquisition of gas station/car wash facilities throughout California, Oregon and Washington.

Mexico Industrial Site Portfolio. Project Manager and Senior Reviewer for Phase I ESAs of an acquisition of industrial/warehouse facilities throughout Northern Mexico. The project involved coordinating site inspections of multiple industrial facilities with private security in high risk danger areas.

Office Tower Portfolio, Los Angeles. Project Manager and Senior Reviewer for Phase I ESAs of a \$1.34 Billion acquisition of Class A office buildings in Los Angeles.

Freddie Mac Multi-Scope Portfolio. Project Manager and Senior Reviewer for Phase I ESAs, PCAs and PMLs of an acquisition of multifamily apartment complexes throughout Southern California. The project involved coordinating three different scopes of specially qualified assessors to conduct site visits with radon and ACM sampling.

Contact

lchurchill@partneresi.com

Appendix F

Historic Report

**4629, 4637, and 4645 ½ Maubert Avenue
Los Angeles, California**



Historical Resource Evaluation Report

Prepared by:



March 2019



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1. INTRODUCTION	1
1.1 Purpose and Qualifications	1
1.2 Methodology.....	2
2. REGULATORY FRAMEWORK	4
2.1 National Register of Historic Places	4
2.2 California Register of Historical Resources	5
2.3 Los Angeles Cultural Heritage Ordinance	7
3. ENVIRONMENTAL SETTING.....	8
3.1 Brief History of Hollywood	8
3.2 Description and History of the Project Site	9
4. EVALUATION OF ELIGIBILITY	28
4.1 Historic Contexts	28
4.2 National Register of Historic Places	37
4.3 California Register of Historical Resources	43
4.4 Los Angeles Cultural Heritage Ordinance	43
5. CONCLUSIONS	43
6. SOURCES	45

Appendix A – Résumé

Appendix B – DPR Forms



EXECUTIVE SUMMARY

The purpose of this report was to determine if a proposed project (the Project) in the Hollywood Community Plan Area of the City of Los Angeles would impact any historical resources subject to the California Environmental Quality Act (CEQA). The Project site is located at 4629-4645 ½ Maubert Avenue and includes three separate parcels containing five residential buildings and three garage structures constructed between 1920 and 1975 (the properties).

The Project would involve the removal of all buildings on the properties and the construction of a residential development in their place. None of the properties on the Project site are currently listed under national, state, or local landmark or historic district programs. They were not identified in any historic resources surveys of the area, including SurveyLA, the citywide historic resources survey of Los Angeles. A records search prepared by the SCCIC did not indicate any prior evaluations of the properties. GPA Consulting (GPA) evaluated all buildings on the Project site as individual potential historical resources subject to CEQA. The surrounding area was not examined as a potential historic district for the purposes of this report. It was not recorded as a potential historic district during SurveyLA. The area does not convey a sense of a discrete time and place, as development dates to multiple periods from the 1920s onwards.

After careful inspection, investigation, and evaluation, GPA concluded that none of the buildings or properties appear to be eligible for listing in the National Register of Historic Places or California Register of Historical Resources, or for designation as a Los Angeles Historic-Cultural Monument due to a lack of significance, architectural distinction, and, in the case of 4645 ½-4651 Maubert Avenue, a lack of integrity. Furthermore, the properties do not contribute to a potential historic district. Therefore, the properties are not historical resources as defined by CEQA. As such, the Project would have no impact on historical resources and no further study is recommended or required.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources defined by the California Environmental Quality Act (CEQA). The Project site is located at 4629-4645 ½ Maubert Avenue in the Hollywood Community Plan Area in the City of Los Angeles. It comprises three parcels (Assessor’s Parcel Numbers 5542-014-026, 5542-014-031, and 5542-014-023) (see **Table 1** and **Figure 1**). The proposed Project would involve the removal of all buildings on the Project site and the construction of a residential development in their place.

Table 1: 4629-4645 ½ Maubert Avenue Project Site			
APN	Address	Description	Built Date
5542-014-026	4629-4635 Maubert Avenue	Two-story, four-unit multi-family residence	1920
		One-story garage	1920
		One unit attached to rear of garage	1947
5542-014-031	4637-4643 Maubert Avenue	Two-story, four-unit multi-family residence	1920
		One-story garage	1920
5542-014-023	4645 ½-4651 Maubert Avenue	Two-story, four-unit multi-family residence	1920
		One-story garage	1920
		One-story, one unit building at rear	1975



Figure 1: Location of the Project site, which is outlined in red (Base map: Google Maps).

GPA Consulting (GPA) was retained to evaluate the properties comprising the Project site as potential historical resources in compliance with CEQA. Elysha Paluszek was responsible for the preparation of this report. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.

1.2 Methodology

In preparing this report, GPA performed the following tasks:

1. Requested a records search from the South Central Coastal Information Center (SCCIC) to determine whether or not the subject properties are currently listed under national, state, or local landmark or historic district programs and whether or not any have been previously identified or evaluated as a potential historical resource. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. Per the records search results prepared by SCCIC on March 6, 2019, there were no prior evaluations of the property.
2. Researched the properties to determine whether or not they were identified as significant through SurveyLA, the citywide historic resources survey. This research revealed that none of the properties were identified as a potential historical resource as part of these efforts.



3. Conducted a field inspection of the Project site to ascertain the general condition and physical integrity of the buildings thereon. Digital photographs of the exterior of all buildings on the Project site were taken during this field inspection.

The surrounding area was not examined as a potential historic district for the purposes of this report. It was not recorded as a historic district during SurveyLA. The area does not convey a sense of a discrete time and place, as development dates to multiple periods from the 1920s onwards. Therefore, the subject properties were each evaluated as individual potential historical resources under national, state, and local criteria according to National Park Service, State Office of Historic Preservation, and Los Angeles Office of Historic Resources standards.

4. Conducted research into the history of the properties. Much of the archival information utilized in this report was obtained from a Phase I Environmental Site Assessment (Phase I ESA) Report compiled by Partner Engineering and Science, Inc. in October 2018. Sources referenced included building permit records, city directories, historic aerial photographs, and Sanborn Fire Insurance maps. Additional sources consulted included the Los Angeles County Assessor Archives to establish the chain of ownership for the properties and the *Los Angeles Times* newspaper archives, available through the Los Angeles Public Library.
5. The "Instructions for Recording Historical Resources" prepared by the State Office of Historic Preservation, March 1999 recommends the evaluation of properties over 45 years of age as potential historical resources. One building on the property located at 4645 ½ Maubert Avenue was constructed in 1975 and is therefore 44 years of age at the time of this report. However, since it is almost 45 years of age it was included in this evaluation.
6. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement* to identify the appropriate CTPs under which to evaluate the properties.
7. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the properties as potential historical resources.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National Register, California Register, and local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.



Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁶

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.⁷

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

⁵ *National Register Bulletin #15*, 44-45.

⁶ Public Resources Code §5024.1 (a).

⁷ Public Resources Code §5024.1 (d).



4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁸

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:⁹

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.

⁸ Public Resources Code §4852.

⁹ Public Resources Code §5024.1.



5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁰ in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are stated below:

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state or local history; or
3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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

¹⁰ Los Angeles Administrative Code §22.171 of Article 1, Chapter 9, Division 22.

3. ENVIRONMENTAL SETTING

3.1 Brief History of Hollywood

The area that became Hollywood was originally part of Rancho La Brea and Rancho Los Feliz. The two ranchos were developed beginning in the 1860s by several individuals including Cornelius Cole, John T. Gower, Griffith J. Griffith, and Harvey Wilcox, whose Hollywood Tract gave the city its name. The community, which was originally devoted to agriculture, began to develop quickly at the end of the twentieth century as increasing numbers of people moved to Southern California.

The City of Hollywood incorporated in 1903, and commercial and institutional buildings were constructed to accompany the area's newly-built residences. The city's first schools were constructed in 1904, including Hollywood Union High School. The new city experienced exponential growth during the first decade of the twentieth century. Between 1903 and 1909, the population mushroomed from 700 to 4,000 people. The new city found it difficult to develop its infrastructure quickly enough to provide adequate city services to its residents, and in 1910, Hollywood was consolidated with the neighboring City of Los Angeles.¹¹

By 1915, Hollywood was in the midst of a real estate boom, driven both by its proximity to downtown Los Angeles and the burgeoning film and tourism industries. Development became denser as land values rose, and the large homes constructed at the end of the nineteenth century gave way to smaller single-family and multi-family residences. As the automobile became more widely available and affordable, residential development, previously concentrated along Prospect Avenue (now Hollywood Boulevard), spread to residential streets to the north and south.¹² During the same period, Hollywood Boulevard transitioned from being a residential street to an important commercial thoroughfare in the community. High-rise commercial buildings, theaters, and hotels were constructed in the community's commercial core during the period.

Residential development in the 1910s was different in character from the earlier period. Instead of generously sized-parcels divided for mansions, most of the tracts for residential development during the first two decades of the twentieth century were subdivided as small parcels of land encompassing a few city blocks. Many of these tracts would remain largely undeveloped before 1912.¹³ After the annexation of Hollywood in 1910 and boom in development caused by the film industry and general population growth, large tracts of middle-class homes and multi-family apartment houses were constructed on the vacant lots. These tracts were developed by individual builders with concentrations of Craftsman-style bungalows and Period Revival multi-family buildings.

The burgeoning movie industry contributed to the rapid growth of Hollywood in the 1920s. Hollywood was promoted as rivaling New York City's Broadway, and Sunset and Hollywood Boulevards became lined with movie studios, movie theaters, and shopping centers during this period.¹⁴ By 1930, Hollywood was almost entirely built out, with few empty lots. The community had a population of 153,000 by this time, and it remained an attractive residential area for commuters

¹¹ Summarized from Chattel Architecture, Planning & Preservation, Inc. "Historic Resources Survey: Hollywood Redevelopment Project Area," February 2010, 16-18, 25.

¹² Chattel, 32.

¹³ Chattel, 32.

¹⁴ Chattel, 50-51.



to downtown Los Angeles.¹⁵ As the effects of the Great Depression were felt in Hollywood, however, residential construction slowed. Construction of multi-family residential buildings on a large scale did not pick again until the post-World War II period.¹⁶ Along Hollywood Boulevard and other commercial corridors, development slowed as well, driven in part by a lack of adequate parking. Although the film industry remained integral to Hollywood's identity, in reality, film-making was expanding to other parts of the Los Angeles area such as Burbank. The area's residential and commercial districts increasingly catered to the middle class as more affluent residents and tourists now went elsewhere for their shopping, dining, and entertaining.¹⁷

3.2 Description and History of the Project Site

Project Vicinity

The Project site occupies three parcels on the north side of Maubert Avenue between Hollywood Boulevard to the northeast, Vermont Avenue to the west, and Sunset Boulevard to the south. The development immediately surrounding the Project site is overwhelmingly commercial in nature, though it is characterized by a variety of land uses and property types. Large commercial corridors separate the Project site from other areas of residential development.

Historic aerial photographs indicate that the area immediately surrounding the Project site (along Maubert Avenue on both the north and south side) was well-developed by 1923. This development was residential in nature and consisted of fourplexes similar in footprint to the buildings on the Project site at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue. To the north directly across Hollywood Boulevard, the remains of orchards can be seen. Single-family residential development was located more distantly in all directions. In the 1950s, the medical campuses in the vicinity of Vermont and Sunset Avenues appear to have developed and soon after expanded. This development, including the Saban Research Institute, would eventually encompass parcels on Maubert Avenue. By the 1980s and 1990s, the parcels on the south side of the street were redeveloped for institutional and commercial uses.

Building Descriptions and Ownership Histories

The properties at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue were all initially developed in 1920 as two-story multi-family residences (specifically fourplexes) with detached garages.

¹⁵ Chattel, 32.

¹⁶ Chattel, 40.

¹⁷ Chattel, 67.



4629-4635 Maubert Avenue (APN 5542-014-026)

Description

The multi-family residence (fourplex) located at 4629 Maubert Avenue was constructed in 1920. The detached garage, built the same year and located toward the rear of the property, has an attached single residential unit that was added in 1947. The unit attached to the garage was originally used for storage and was converted to residential use in 2002. The garage is currently used as an office. Posted address ranges for the property are 4629-4635 Maubert Avenue.

The residence was constructed in the Mediterranean Revival style. It is two stories in height and U-shaped in plan. The building is clad in lightly textured stucco and has a flat roof with raised parapet. The building has a shed roof parapet with clay tiles over the primary (south) elevation and first bays of the east and west elevations. A projecting boxed cornice is just below the shed roofline and features brackets carved with acanthus leaves. Along the remainder of the side elevations and the rear elevation, the raised flat parapet has clay tile coping.

The primary elevation is accented by round pilasters with Ionic caps on either side. There are four entrances centered on the first floor. They are located atop a recessed stoop accessed by concrete steps and below a flat-roofed overhang supported by fluted pilasters with Ionic capitals. Each entrance consists of a multi-light, fully glazed wood door covered by a metal security screen. Windows on the primary elevation consist of aluminum sliding windows. Those on either side of the entrance porch feature rounded pediments inset with carved plaster floral relief. Windows on the secondary elevations include multi-light wood, double-hung wood, aluminum sliding, and single-hung aluminum windows with simple wood frames. An exterior stairwell is located on the north elevation, within the lightwell. At the west side of the rear (north) elevation is a one-story addition. The addition has a flat roof, textured stucco cladding, and fixed vinyl windows.

Alterations to the building include the replacement of original wood windows with aluminum windows. Security screens have been added over the entrance doors. The one-story rear addition was constructed at an unknown date prior to 1950.¹⁸

The detached garage on the property is wood frame construction and clad with lightly textured stucco. It has a flat roof and three wood tilt-up doors on the south elevation. A single residential unit is attached to the north side of the garage. The posted address is 4635 Maubert Avenue. The unit was constructed in 1947 and was initially used as storage (it is now used as an office). It is one story in height, has a flat roof with exposed rafters, and is clad in textured stucco. It has an aluminum sliding window and single door covered by a security screen on the north elevation. The door is located beneath a shed roof overhang covered by corrugated metal. An addition on the east elevation is constructed of plywood and has a flat roof.

¹⁸ No building permit was found for the construction of the addition, but it appears on the 1950 Sanborn Fire Insurance map.



Figure 2: 4629-4635 Maubert Avenue, view looking northwest (GPA Consulting, 2019).



Figure 3: 4629-4635 Maubert Avenue, main entrance and window detail (GPA Consulting, 2019).



Figure 4: 4629-4635 Maubert Avenue, east elevation, looking northwest (GPA Consulting, 2019).



Figure 5: 4629-4635 Maubert Avenue, west elevation, looking northeast (GPA Consulting, 2019).



Figure 6: North and west elevations, looking southeast (GPA Consulting, 2019).



Figure 7: North elevation, looking east (GPA Consulting, 2019).



Figure 8: Detached garage, looking north (GPA Consulting, 2019).



Figure 9: Unit attached to garage (currently used as an office), north elevation, looking south (GPA Consulting, 2019).



Figure 10: Unit attached to garage (currently used as an office), north elevation, looking southeast (GPA Consulting, 2019).

Ownership and Tenant History

According to Los Angeles County Assessor records, the residence and garage were constructed in 1920 by developers Wright and Hogan. In 1921, Josefino Denley purchased the property. Denley owned the property for one year before it was purchased by the Security Trust and Savings Bank. By 1924, Herbert S. Sykes owned the property. Beginning in 1924, the property's ownership was divided between the east 65 feet and west 15 feet. It is shown as parcel 26 on the tract map in **Figure 11**. The split chain of ownership is outlined in **Table 2** below.

Table 2: Chain of Ownership, 4629-4635 Maubert Avenue

Year	East 65 feet of property	West 15 feet of property
1924	Arestes R. Jones	Herbert S. Sykes
1925	Brent A. McCulloch	Hulbert S. Sykes
1926	Dean S. Bedillion	Hulbert S. Sykes
1927	None listed	John Lazzarevich

According to Assessor records, Albert B. Castig appears to have owned the property from 1923 until 1944, though this contradicts other ownership information in the Assessor map books. By 1932, the property was split into three parcels (Parcels 42, 44, and 46). Olga Lazzarevich owned parcel 42 from 1932 until 1961, and Nicholas Lazzarevich owned parcel 44 from 1932 to 1961. George Ansara owned parcel 46 from 1940 to 1961. Ansara lived on the property.

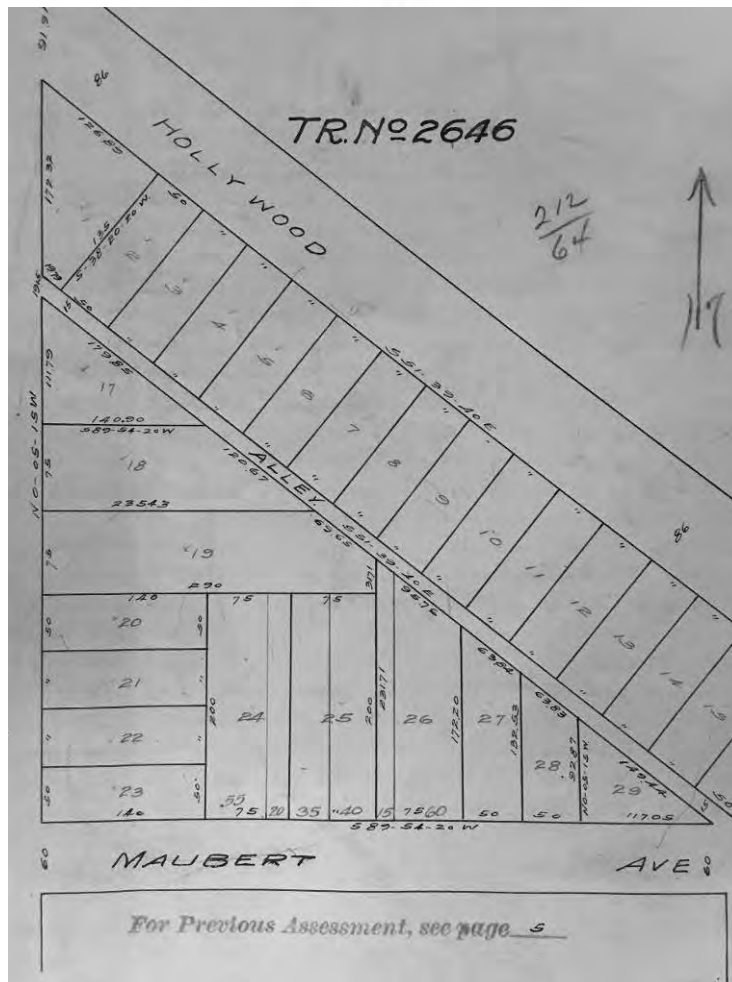


Figure 11: Tract map for Tract No. 2646 (Source: Los Angeles County Office of the Assessor)

The building has housed numerous tenants since its construction. City directory research revealed the following tenants (Table 3):

Table 3: Residents, 4629-4635 Maubert Avenue	
Year	Name
1924	Charles Toomey, salesman for the Burke Cigar Company (4629 Maubert Avenue); Jones cond. (?) (no first name listed) (4635 Maubert Avenue)
1929	Katherine and Juliette Amial, furniture finisher, and Bruce G. Coleman, actor (4629 Maubert Avenue); Sophia Harbitz, beauty operator (4633 Maubert Avenue); Orestes and Elizabeth Jones (4635 Maubert Avenue)
1933	Peul Vauchelet, clerk (4629 Maubert Avenue); Bertha Beck (4633 Maubert Avenue); Orestes R and Elizabeth Jones (4635 Maubert Avenue)

Table 3: Residents, 4629-4635 Maubert Avenue

Year	Name
1937	Grace Abbot, widow, and Fannie Stinchfield (4629 Maubert Avenue); Peail Beck and Mabel Shott (4633 Maubert Avenue); Herman Jones, salesman, and Orestes Jones (4635 Maubert Avenue)
1942	Pearl S. Boeck, widow (4633 Maubert Avenue); George N. and Syria Ansara, carpenter (4635 Maubert Avenue)
1951	Daniel Swift (4631 Maubert Avenue); Pearl S. Boeck (4633 Maubert Avenue); George Ansara (4635 Maubert Avenue)
1958	Daniel Swift (4631 Maubert Avenue); George Ansara (4635 Maubert Avenue)
1976	Edward Gaberman (4631 Maubert Avenue); Clifford Quigley (4633 Maubert Avenue); Michael Lambert (4635 Maubert Avenue)
1981	Edward Gaberman (4631 Maubert Avenue); Clifford Quigley (4633 Maubert Avenue)
1986	Kevork Garoian (4629 Maubert Avenue); Edward Gaberman (4631 Maubert Avenue); Roberto Martinez (4633 Maubert Avenue)
1990	Kevork Garoian (4629 Maubert Avenue); Edward Gaberman (4631 Maubert Avenue); Roberto Martinez (4633 Maubert Avenue)

4637-4643 Maubert Avenue (APN 5542-014-031)***Description***

The property at 4637-4643 Maubert Avenue is occupied by a two-story multi-family residence (fourplex) and detached garage, both constructed in 1920. Posted address ranges for the property are 4637-4643 Maubert Avenue.

The residence was constructed in the Mediterranean Revival style. It is two stories in height and U-shaped in plan. The building is clad in lightly textured stucco and has a flat roof with raised parapet. The building has a shed roof parapet with clay tiles over the primary (south) elevation and first bays of the east and west elevations. A projecting boxed cornice is just below the shed roofline and features brackets carved with acanthus leaves. Along the remainder of the side elevations and the rear elevation, the raised flat parapet has clay tile coping.

The primary elevation is accented by flat pilasters with Ionic capitals. At the center of the elevation's first floor is a recessed stoop with concrete steps and a rounded arch overhang. Four individual unit entrances are located below the overhang. Each entrance consists of a multi-light wood fully glazed door with a metal security screen. To either side of the stoop are tripartite windows set in plaster surrounds. The narrow outer windows are one-over-one, double hung wood sash. The center window is one-over-one wood fixed. Other windows on the primary elevation include paired aluminum sliding windows and double-hung wood windows with plaster surrounds. On the building's secondary elevations, windows consist of multi-light wood, double-hung wood sash, aluminum sliding, and fixed windows with simple wood frames. An exterior stairwell is located on the north elevation, within the lightwell.

Alterations to the building include the replacement of original wood windows with aluminum windows, removal of decorative features above the first floor windows on the primary elevation (they appear to have had decorative pediments similar to that of the building at 4629 Maubert Avenue), removal of columns and alteration of the overhang around the main entrance, possible alteration of the pilasters on the south elevation (they may have been rounded like those on 4629 Maubert Avenue), and addition of security screens over the entrance doors.

A detached garage is located at the rear of the property. The garage for this property and the adjacent property at 4629 Maubert Avenue are connected as one long building that straddles the property line. The garage has a flat roof with flashing along the parapet, is clad in textured stucco, and has four metal tilt-up vehicular doors.



Figure 12: 4637-4643 Maubert Avenue, south and east elevations, looking northwest (GPA Consulting, 2019).



Figure 13: 4637-4643 Maubert Avenue, east elevation, looking northwest (GPA Consulting, 2019).



Figure 14: 4637-4643 Maubert Avenue, west elevation, looking northeast (GPA Consulting, 2019).



Figure 15: 4637-4643 Maubert Avenue, north and east elevations, looking southwest (GPA Consulting, 2019).



Figure 16: Detached garage, south elevation, looking northeast (GPA Consulting, 2019).

Ownership and Tenant History

The residence and garage were constructed in 1920 by developers Wright and Hogan. In 1921, Josefino Denley purchased the property. Denley owned the property for one year before it was purchased by the Security Trust and Savings Bank. In 1922, the property was split, and the ownership divided between the east 40 feet and west 35 feet. By 1931, ownership was consolidated again. It is shown as parcel 25 on the tract map in **Figure 11** above. The split ownership is broken down in **Table 4** below:

Table 4: Chain of Ownership, 4637-4643 Maubert Avenue		
Year	East 40 feet of property	West 35 feet of property
1922	None listed	Gertrude M. Throop
1924	Herbert S. Sykes	Gertrude M. Throop
1925	Hulbert S. Sykes	Gertrude M. Throop
1926	Hulbert S. Sykes	Lynn C. Throop
1927-1930	John Lazzarevich	Lynn C. Throop
1931-1954	Lynn C. Throop	



1954-1961	Maude G. Throop
1961	Morris A. and Mary R. Orbach

The building has housed multiple tenants since its construction. The table below summarizes the residents who have lived in the building:

Table 5: Residents, 4637-4643 Maubert Avenue	
Year	Name
1924	Hohmann (4641 Maubert Avenue); Gwin Crabee, engineer, So Cal Gas Co. (4645 Maubert Avenue); Graces Gonzales (4643 Maubert Avenue)
1929	Carl R. and Esther Van Dignstree, station superintendant (4639 Maubert Avenue); John and Lydia Viebrock, pharmacist McColloch Drug (4641 Maubert Avenue)
1933	William and Elsie Saunders, salesman (4637 Maubert Avenue)
1937	Nicholas L. and Mary Lazarevich, Economy Plumbing Co. (4637 Maubert Avenue); Bertha MacKenzie, seamstress (4639 Maubert Avenue); Marion Lewis (4641 Maubert Avenue); George Adams Douglas (4643 Maubert Avenue)
1942	George and Rose Pacino, barber (4637 Maubert Avenue); Daniel B. and Ruth Swift, barber (4639 Maubert Avenue); Anna E. Olsen (4641 Maubert Avenue); Joseph and Helen Glassman (4643 Maubert Avenue)
1951	George Pacino (4637 Maubert Avenue); Ethel and Mary Ronnie (4639 Maubert Avenue); Mrs. Virginia Ward (4641 Maubert Avenue); Glassman (no first name listed) (4643 Maubert Avenue)
1958	George Pacino (4637 Maubert Avenue); Ethel and Mary Ronnie (4639 Maubert Avenue)
1976	Mrs. J Ali (4637 Maubert Avenue)
1981	Mrs. J Ali (4637 Maubert Avenue)
1986	Mrs. J Ali (4637 Maubert Avenue); Carmela Messineo (4643 Maubert Avenue)
1990	Carmela Messineo (4643 Maubert Avenue)



4645 ½-4651 Maubert Avenue (APN 5542-014-023)

Description

The property at 4645 ½ Maubert Avenue is occupied by two-story multi-family residence (fourplex) and detached garage, both constructed in 1920. Posted address ranges for the property are 4645 ½-4651 Maubert Avenue.

Though presumably designed in the Mediterranean Revival style like the adjacent buildings, the fourplex has been substantially altered and no longer reflects a particular architectural style. The building is two stories in height and U-shaped in plan. It is clad in vinyl vertical and horizontal siding and has a flat roof with raised parapet. The building has a shed roof parapet with clay tiles above the primary elevation and the first bays of the east and west elevations. A projecting boxed cornice is just below the shed roofline and features brackets carved with acanthus leaves. Along the remainder of the roofline, the raised flat parapet has metal flashing and no coping.

There are four entrances in the center of the primary elevation. They are located within a recessed stoop accessed by concrete steps and below a flat roof overhang supported by decorative metal posts. Each entrance consists of a single door covered by security screens; three are multi-light wood doors and one consists of a wood paneled door.

To either side of the entrance are tripartite windows set within plaster surrounds. The narrow outer windows are one-over-one, double hung wood sash. The center window is one-over-one wood fixed. At the second floor, paired vinyl sliding windows are set in plaster surrounds directly above the first-floor windows. Centered above the entrance on the second floor are smaller, vinyl windows with plaster surrounds. Windows on the secondary elevations include one-over-one, double-hung wood sash, and multi-light wood sash, as well as aluminum and vinyl fixed and sliding windows. A wooden stairwell provides access to the second story on the north side of the building, within the lightwell.

Alterations to the building include the replacement of what was likely stucco cladding with vinyl siding, replacement of original wood windows with aluminum and vinyl windows, removal of decorative features and some wood windows frames, alterations to the entry stoop, replacement of one multi-light entrance door with a paneled door, and the addition of security screens over all of the entrance doors.

There is a detached garage located to the north of the residence at the rear of the parcel. It is one story in height, clad in textured stucco and wood, and has a flat roof. It has three metal tilt-up vehicular doors. It was once larger in size and connected to the garage for the property to the west, in a similar configuration as the garages for the properties at 4629 Maubert Avenue and 4637 Maubert Avenue. The residence and garage to the west have been demolished.

A one-story building is located at the rear of the property. Constructed in 1975, the building has a low-pitched hipped roof and is clad in textured stucco. The south elevation features two entrances with single doors. The west entrance, a door covered by a security screen, has a small concrete porch with an overhang supported by metal railing. The east entrance is suspended above grade and consists of a wood slab door. There is a pair of sliding glass doors on the east side of the south elevation. It is accessed via a concrete stoop and steps surrounded by metal railing. The sliding doors are covered by security bars. Windows on the building consist are sliding aluminum. A shed is located to the rear (north) of the building.



Figure 17: South and east elevations, looking northwest (GPA Consulting, 2019).



Figure 18: East elevation, looking northwest (GPA Consulting, 2019).



Figure 19: South elevation, looking northeast (GPA Consulting, 2019).



Figure 20: West elevation, looking northeast (GPA Consulting, 2019).



Figure 21: North elevation, looking southeast (GPA Consulting, 2019).



Figure 22: Detached garage, looking southeast (GPA Consulting, 2019).



Figure 23: One-story detached residence, south elevation, looking northeast (GPA Consulting).

Ownership and Tenant History

The primary residence was constructed in 1920 by property developers Wright and Hogan. From 1921 to 1924, Robert J. Trimble owned the property. In 1924, the property's ownership was split in the same manner as the parcels for 4629-4635 and 4637-4643 Maubert Avenue.

Table 6: Chain of Ownership, 4645 ½-4651 Maubert Avenue

Year	East 30 feet of property	West 40 feet of property
1921	Robert J. Trimble	
1922	Gertrude M. Throop	Robert J. Trimble
1923	Gertrude M. Throop	Robert J. Trimble
1924	Gertrude M. Throop	Robert J. Trimble
1925	Gertrude M. Throop	Robert J. Trimble
1926-1930	Lynn C. Throop	Heirs of Robert J. Trimble

According to Los Angeles County Assessor records, a portion of the property was owned by Pincus A. Kranz in 1924, though what portion is unclear. Kranz is listed as owner along with Trimble and Throop that year. Kranz also owned the adjacent parcel 23 to the west. By 1943, the entire property

was owned by Elon J. Clarke. Clarke owned the property until 1956 when the City National Bank of Beverly Hills purchased it. The bank owned the property until at least 1961. By 1976, Robert and Charlotte E. Davis owned the property. They lived on a different property at 1514 N. Vermont Avenue. City directory research revealed the following tenants (**Table 7**):

Table 7: Residents, 4645 ½-4651 Maubert Avenue	
Year	Name
1924	Gwin Crabee, engineer, So Cal Gas Co (4645 Maubert Avenue); Robert Guth, messenger (4647 Maubert Avenue); Lynn and Maud Throop, president of the Santa Clara Oil Development Company (4649 Maubert Avenue); Graham E. Chester, clerk(4651 Maubert Avenue)
1929	Frances Dunn, nurse, L. and Marian Freeman hascle [sic] salesman, Nellie Lamber, Sarah H. Macy nurse (4645 Maubert Avenue); Lynn and Maud Throop, president of the Santa Clara Oil Development Company (4649 Maubert Avenue); Chester Graham, pharmacist Owl Drug Co (4651 Maubert Avenue)
1933	Clyde and Myrtle Lewis, electrician (4645 Maubert Avenue); Leona Grayson, stenographer (4647 Maubert Avenue); Grover Deitrich (4651 Maubert Avenue)
1937	Mildred Lolar, waiter (4645 Maubert Avenue); Jane Hutchinson (4645 Maubert Avenue); Lynn and Maud Throop president of the Santa Clara Oil Development Company (4649 Maubert Avenue); Meyer and Celia Brill, clothing rentals (4651 Maubert Avenue)
1942	Jacqueline Moffet, saleswoman (4645 Maubert Avenue), Orestes and Elizabeth Jones (4647 Maubert Avenue); Cabe Smith, restaurateur (4649 Maubert Avenue); Donald Coontz, mechanic (4651 Maubert Avenue)
1951	Maubrt Av, A. B. Snelson (4645 Maubert Avenue); Maubrt Av, Robert Haass (4651 Maubert Avenue)
1958	None listed
1976	Carmela Messineo (4647 Maubert Avenue)
1981	Carmela Messineo (4647 Maubert Avenue)
1986	None listed
1990	Serkis Dovaltyan (4645 Maubert Avenue)

4. EVALUATION OF ELIGIBILITY

4.1 Historic Contexts

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The contexts, themes, and sub-themes discussed below were drawn from the *Los Angeles Citywide Historic Context Statement (LACHCS)* and are relevant in evaluating the significance of the subject properties. The most relevant context/themes for the properties evaluated below were:

- Residential Development and Suburbanization, 1880-1980
 - Multi-Family Residential Development, 1895-1970
 - Subtheme: Apartment Houses, 1895-1970
- Mediterranean & Indigenous Revival Architecture, 1893-1948
 - Mediterranean Revival, 1918-1942.

An overview of multi-family residential development in Los Angeles from the *LACHCS* is included for background to the subtheme for Apartment Houses. The theme for Developers and the Development Process, 1888-1975 was also consulted; however, property types associated with this context and theme include entire neighborhoods or subdivisions, rather than individual properties, since the latter would not likely convey a developer's contributions to the residential development of Los Angeles in an adequate manner.

Multi-Family Residential Development in Los Angeles, 1895-1970¹⁹

There is a perception that has long endured that Los Angeles is a "City of Homes" – that in Los Angeles apartment living was a temporary condition, and that the domestic ideal for every Angeleno was a detached single-family house. As noted by Robert Fogelson in his book, *The Fragmented Metropolis*, "Americans came to Los Angeles with a conception of the good community which was embodied in single-family houses, located on large lots, surrounded by landscaped lawns."²⁰ According to Todd Gish, this myth of Los Angeles as a city based on the single-family home was actively promoted by local boosters starting in the early 1900s, and has been perpetuated by historians, journalists, and policymakers since then.²¹ As Gish notes:

For Los Angeles, single-family detached houses – small and affordable ones for workers, solid and commodious ones for the middle-class, and big, luxurious ones for moguls and magnates – constituted the central element of not only an idyllic setting but also an idealized lifestyle. (The private, landscaped lot amid more of the same is an all-important corollary.)²²

¹⁹ The following is excerpted from Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980, Theme: Multi-Family Residential Development, 1895-1970, prepared for the Office of Historic Resources by Historic Resources Group, December 2018, 4-13. Footnotes from the original document are included.

²⁰ Robert M. Fogelson, *The Fragmented Metropolis: Los Angeles 1850-1930* (Berkeley and Los Angeles: University of California Press, 1967), 144.

²¹ Todd Douglas Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936" (PhD diss., University of Southern California, 2007), 3.

²² Gish, 3.

Within this construct, the apartment house and other forms of multi-family dwellings are often dismissed as insignificant factors in the overall development and evolution of Los Angeles' urban landscape throughout the twentieth century. This perceived hierarchy of residential building types is reflected in much of the scholarship, in which the importance of multi-family housing to the development of Los Angeles is typically diminished, if not overlooked entirely. However, as Gish argues in his detailed examination of multi-family housing trends in early twentieth century Los Angeles, multifamily housing has been a critically important component of the city's dwelling stock since the turn of the twentieth century: "Rental housing in multiple dwellings large and small was essential to urban growth and development – an integral component of the city's larger landscape as well as its economic workings, political affairs, and social formation."²³

The reasons for the proliferation of multi-family housing in early twentieth century Los Angeles are manifold. Primary among them was simple demand. Multi-family residences played a critical role in meeting the widespread need for housing created by the city's exponential population growth during this time. In 1900, the city had barely a hundred thousand residents; by 1930 that number had exploded to over 1.2 million. In the 1920s alone, the city's population doubled as Los Angeles went from the nation's tenth largest city to the fifth largest.²⁴

For many Angelenos a multi-family dwelling was a more desirable living situation than a detached single-family house. Multi-family living was generally more affordable and located "further in" – close to urban amenities such as employment centers and shopping districts. By contrast, potential homeowners often had to be "courted and coaxed out to the urban edge, where they might or might not find paved streets or sewer connections, but where often-steep mortgage payments would be waiting regardless."²⁵ Unlike in other American cities, where apartment housing was associated with overcrowding and unhealthy living conditions for the urban poor, Los Angeles' varied stock of rental units accommodated Angelenos with a wide range of economic means, from working-class fourplexes, to middle-class bungalow courts, to high-rent luxury apartment towers. ...

As the city's population rose in the early twentieth century, and the demand for affordable rental units kept pace, there were plenty of entrepreneurs happy to add to the supply of multi-family housing. Development of multi-family dwellings provided investment opportunities up and down the socioeconomic scale, "from lower middle-class white and minority single-lot owners on up to real estate tycoons and everywhere in between."²⁶ Small-scale buildings were the earliest examples of this kind of income-producing residential development, due to the relative ease with which they could be constructed and with minimal up-front capital. Larger buildings did not appear in substantial numbers until the 1920s, when a combination of even more rapid population growth, a burgeoning tourism industry, and widespread availability of investment capital "drove an apartment construction boom in Los Angeles that dramatically altered parts of the city."²⁷ Smaller buildings would then give way to larger apartment houses, towers, and ultimately expansive complexes which could offer a greater return on investment.

²³ Gish, 1-2.

²⁴ Gish, 307.

²⁵ Gish, 35.

²⁶ Gish, 4.

²⁷ Gish, 99.



Los Angeles' multi-family housing stock accommodated thousands of permanent residents as well as a large population of temporary residents in the form of tourists from all over the United States. In early twentieth-century Los Angeles, tourism was becoming a major economic force and a major factor in the city's growth and expansion. According to author Carey McWilliams, seasonal tourism had a noticeable impact of the city's multi-family housing stock:

With winter tourists pouring into Southern California by the thousands – 60,000 in 1901, 30,000 in 1902, 47,000 in 1903 – the construction industry began to boom. Blocks of four-family flats were built for the accommodation of winter tourists.²⁸

At a time when tourist travel was measured in months rather than days or weeks, visitors often sought a more private, domestic living arrangement during their stay, renting an apartment or courtyard bungalow, or even a single-family house rather than staying in a hotel. ...

One of the earliest mentions of multi-family housing in Los Angeles appears in a Los Angeles Times article on New Year's Day of 1895, which remarked that "the rapid extension of the city... has led to a demand for flats ... and this demand is rapidly being supplied."²⁹ By 1899, flats were numerous enough to be recognized as a separate residential classification by the City's Building Department. By the 1910s, the term had become shorthand for the four-family flat (a.k.a. fourplex), symmetrical in plan and elevation, with a pair of units on each of two floors.³⁰ Two-family dwellings – now called duplexes – also started to appear by 1900 and came in various configurations, including the "double bungalow" (a single-story structure with side-by-side units), the "double house" (a pair of adjoining two-story units), and the "two-flat" (a two-story building with a unit on each floor).³¹ ...

In response to the immense growth in population during the 1920s entrepreneurs erected new apartment houses at a staggering rate: the proportion of new construction that was devoted to multifamily dwellings advanced from just eight percent in 1920 to 53 percent in 1928.³² While still a small percentage of the overall residential building stock, multi-family housing was constituting an ever-larger proportion of the city's total dwelling units. By the mid-1920s, nearly half of all of the city's residential units were in multi-family buildings, including duplexes, four-flats, bungalow courts, and apartment buildings.³³ ...

By the 1920s, all manner of multi-family housing types could be found in any part of the city that could support such density. Smaller-scale structures continued to proliferate, while new types were introduced, such as the two-story courtyard apartment. A natural successor to the bungalow court, the courtyard apartment retained the emphasis on shared open space and landscaping while accommodating a greater number of units and, as such, a better return on investment. However, unlike the bungalow court, which tended to be rather restrained in its styling, the courtyard apartment was often more expressive, referencing various exotic or romantic

²⁸ Carey McWilliams, *Southern California: An Island on the Land* (Salt Lake City, UT: Peregrine Smith Press, 1973), 130.

²⁹ *Los Angeles Times*, January 1, 1895, as quoted in Gish, "Building Los Angeles," 109.

³⁰ Gish, "Building Los Angeles," 91.

³¹ Gish, 89.

³² Fogelson, *The Fragmented Metropolis*, 151.

³³ Weekly Letter, Eberle and Riggelman Economic Service, November 30, 1925, as quoted in Gish, "Building Los Angeles," 126.



architectural motifs, from Spanish hacienda to Tudor manor to French chateau. This set-design approach to residential design was surely encouraged by the city's burgeoning movie industry.³⁴

The peak of Los Angeles' multi-family housing development came in the mid- to late-1920s, as larger and taller apartment blocks and towers began appearing in more parts of the city. Rising property values, along with high property taxes, were powerful motivators for owners to develop their land more intensively than they might have a decade earlier. Other forces at work which led to this explosion of higher-density apartment houses in the 1920s included the availability of affordable financing, the low cost of building materials, and the expansive amount of land zoned to allow multi-unit dwellings.³⁵ While the city's 150-foot building height limit did not allow construction much above thirteen stories, these taller apartment buildings stood out as they were often constructed alongside low-scale stores, offices, and other smaller apartment buildings. However, in a few places – notably in Hollywood and along Wilshire Boulevard – apartment houses were intentionally concentrated, growing these areas' residential densities exponentially.³⁶

Apartment Houses, 1895-1970³⁷

The apartment house can best be defined in contrast to the bungalow court and other forms of courtyard housing that were being constructed in the early twentieth century. Unlike courtyard housing, the apartment house is designed to maximize lot coverage, with little or no lot area land dedicated to useable open space. And unlike courtyard housing, which is typically oriented onto a central common space, apartment houses are oriented toward the street, with architectural detailing concentrated on the street-facing elevation. Apartment houses vary widely in terms of density, from one-story duplexes to high-rise luxury apartment towers. They can accommodate a variety of architectural styles, and therefore often reflect the dominant residential styles of the period in which they were constructed. Due to their versatility, apartment houses were built throughout the twentieth century and in nearly every part of Los Angeles.

One of the earliest and most modest types of apartment housing in Los Angeles was the duplex. There were several reasons that development of the duplex prevailed during the early days of multi-family development in the city. Chief among them was the fact that duplexes presented even the average homeowner with the opportunity to capitalize on the concurrent population and real estate booms. Composed of two separate dwelling units, the arrangement of the typical duplex allowed the homeowner to live in one unit while renting out the other, thus enabling the construction of both a residence and income property on a single lot. Duplexes were also appealing because their size and scale resembled that of the single-family homes with which they sometimes shared the block. Todd Gish explains the various iterations of the most common duplex plans:

The "double bungalow" was a single-story structure divided down the middle, forming two units side-by-side. These buildings were often perfectly symmetrical in

³⁴ Gish, "Building Los Angeles," 102-103.

³⁵ Gish, 294, 297.

³⁶ Fogelson, *The Fragmented Metropolis*, 151; Gish, "Building Los Angeles," 104.

³⁷ Excerpted from Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980, Theme: Multi-Family Residential Development, 1895-1970, Sub-theme: Apartment Houses, 1895-1970, prepared for the Office of Historic Resources by Historic Resources Group, December 2018, 24-31. Footnotes from the original document are included.

plan and front elevation. The “double house” was a two-story version of this, essentially a pair of adjoining row houses, with living rooms and kitchens below and bedrooms above. The “two-flat” was a two-story building with a unit on each floor—a double-decker, in other words. An architecturally elaborate form of the two-flat became popular in the 1920s and ‘30s, characterized by stylized accents such as wrought iron grilles, Spanish tile roofs, and ceramic tile panels. Most noticeable in this version was a prominent exterior stair ascending to the second-floor unit’s entrance from a small patio outside the lower unit’s entry...³⁸

The similarity in scale and massing allowed duplexes to be designed in many of the same styles as were popular for single-family residences at the time, including the Craftsman style and various Period Revival styles. Gish notes that double bungalows appear to have been the most popular, likely due to their affordable single-story construction, and that the double-house or row-house pair was comparatively rare.³⁹ Duplexes of all kinds, however, were built in large numbers for decades, and were classified as a distinct dwelling type by the Building Department well into the 1920s.⁴⁰ Part of what distinguished the development of the duplex was that it could be constructed anywhere, and individual examples were indeed built throughout the city. Today, examples of the dwelling type can be found citywide in areas of including Westlake, Wilshire, San Pedro, Echo Park, South and Southeast Los Angeles, and others.

Apartment houses of all sizes grew in popularity as developers sought higher-density solutions to the population boom. Some were smaller, typically two stories in height, with three or four units.⁴¹ The “four-flat” buildings more closely resembled their duplex cousins than their higher-density descendants. The typical four-flat, or fourplex, was symmetrical in plan and elevation and consisted of a pair of units on each of two floors.⁴² Perhaps its most notable feature was its clustering of the four separate entrance doors within a single, large front porch or entry portal—creating the impression of a large single-family dwelling.⁴³ As a result four-flats, like duplexes, could be integrated into existing single-family neighborhoods with greater success than larger buildings, which were more likely to be located in more urban areas. Like the duplex, they were designed in the prevailing architectural styles of the day.

Larger apartment houses from this early period could range anywhere from two to six stories in height, with four or more units. Early examples constructed during the 1910s were mostly modest vernacular structures constructed of brick or wood frame, while into the 1920s they began to take on more decorative, even fanciful, stylistic elements. Their comparative affordability and the ability to pack as many units onto a lot as possible made the two-story apartment building a particularly attractive investment for both novice and seasoned developers.⁴⁴ As many as a dozen or more two- and three-room units could be fit into this simple type, greatly increasing the potential rate of return relative to outlay for construction.⁴⁵

³⁸ Gish, 89.

³⁹ Gish, 89, 91.

⁴⁰ Gish, 89.

⁴¹ The three-unit triplex is less common in Los Angeles than the duplex or fourplex.

⁴² Gish, 91.

⁴³ Gish, 91.

⁴⁴ Gish, 102.

⁴⁵ Gish, 102.

By the 1920s, however, the influx of affluent middle-class residents demanded a more sophisticated approach. ... Apartment house construction expanded following World War I as newcomers continued to stream into the city. The higher-density buildings, termed apartment towers, often eclipsed surrounding existing development due to their height, transforming the urban landscape. However, builders and developers were still restricted by the 150-foot height limit, which allowed for roughly thirteen stories in building height. The solution to the constraint was to build outward – often all the way to the lot line. Gish explains the impact of this move on the streetscape:

In the years before setback regulations, some developers built to the front and side lot lines, maximizing lot coverage and, hence, rentable units. On the occasion that many neighboring builders chose to do this, the overall effect was of a continuous street wall fifty feet high or more. In dense concentrations...this kind of residential development worried planners, and led to a 1935 ordinance requiring yards on all sides of residential buildings.⁴⁶

Both apartment houses (two to six stories in height) as well as apartment towers (six stories or more) were constructed during this period. In terms of size, buildings of four to six stories in height prevailed, with over 400 such buildings constructed between 1921 and 1930; by comparison, thirty-seven buildings of seven stories or more were constructed during the same period.⁴⁷ In the 1920s, the Westlake area exemplified the trend in development of smaller apartment buildings of three to five stories; individual proprietors and investors constructed hundreds of these properties in the area during the 1920s and 1930s, many in the proximity of streetcar lines for easy access to Downtown.⁴⁸ In some cases (such as on Rampart Boulevard and Union Avenue), an entire block of moderately-priced apartment buildings went up within the span of a year or two, instantly creating a dense multi-family community in an area originally subdivided for residences.⁴⁹ Similar concentrations of apartment houses were constructed along major traffic corridors such as Wilshire Boulevard and Sixth Street, as well as throughout Hollywood and Hancock Park. Examples constructed in the 1920s and 1930s largely reflected the popular Period Revival styles of the time, such as Spanish Colonial Revival, Mediterranean Revival, and French Revival. Later examples were also constructed in Art Deco or Streamline Moderne styles.

Although a few low-scale apartment buildings continued to be developed in the 1930s through the 1960s, the Great Depression and World War II dampened the construction of multi-family properties in the Central City.⁵⁰ After World War II, public opinion and financing priorities led to the development of affordable single-family residences in suburbs to the north and west, and thus many would-be apartment dwellers moved out of the Central City.⁵¹ However, the postwar population boom motivated multi-family residential development in westerly neighborhoods including Westwood, Brentwood, Century City, and West Los Angeles. Apartment houses continued to be developed in residential neighborhoods in these areas from the 1950s to the 1970s, while high-rise apartment towers were developed along major corridors such as Wilshire

⁴⁶ Gish, 104.

⁴⁷ Gish, 285.

⁴⁸ LSA Associates, "Intensive Survey: Westlake Recovery Redevelopment Area," 33.

⁴⁹ LSA Associates, "Intensive Survey: Westlake Recovery Redevelopment Area," 33.

⁵⁰ LSA Associates, "Intensive Survey: Westlake Recovery Redevelopment Area," 34.

⁵¹ LSA Associates, "Intensive Survey: Westlake Recovery Redevelopment Area," 34-35.



Boulevard. These towers echoed the lower-density apartment houses, frequently featuring a single common building entrance and street-facing orientation. However, they are differentiated by their height and vertical massing, as well as the exhibition of later architectural styles such as Mid-Century and Corporate Modernism.

While apartment towers are anything above six stories, later examples were substantially taller due to a relaxation of the City Zoning Ordinance in 1958, when a new Height District Map was adopted by the Los Angeles City Council. This wave of higher-density residential development in various parts of the city continues to this day.

The eligibility standards and integrity considerations for Apartment Houses, 1895-1970 are listed in **Table 8**, below.

Table 8: Apartment Houses, 1895-1970	
Context: Residential Development and Suburbanization, 1880-1980	
Theme: Multi-Family Residential Development, 1895-1970	
Sub-Theme: Apartment Houses, 1895-1970	
Property Type: Residential – Multi-family	
Property Sub-Type: Apartment House	
Eligibility Standards	
<ul style="list-style-type: none"> • Is two or more stories in height • Is an excellent example of the type • Was constructed during the period of significance • Was originally constructed as an apartment house 	
Character-Defining/Associative Features	
<ul style="list-style-type: none"> • Retains most of the essential character-defining features from the period of significance • Designed to maximize lot coverage • Two or more stories; may be up to five or six stories • Typically three or more units (flats or apartments). Triplex examples occur but are not common • Generally rectangular in plan, often with one or more light wells • Oriented toward the street, with architectural detailing on the street-facing elevation • Early examples are often vernacular in design (wood or brick), and may not exhibit the features of a particular architectural style • May have a single common building entrance with unit entrances opening onto interior corridors, or multiple ground-floor entries • May have central landscaping or other feature, but it is not a focus of the design • May also be significant as a good to excellent example of an architectural style from its period and/or the work of a significant architect or builder • Associated architectural styles may include, and not be limited to: American Foursquare, Shingle, Craftsman, Art Deco, Spanish Colonial Revival, Mediterranean Revival, American Colonial Revival, Tudor Revival, French Revival, Classical Revival, Renaissance Revival, Mid-Century Modern 	
Integrity Considerations	
<ul style="list-style-type: none"> • Should retain integrity of Location, Design, Materials, and Feeling 	



<ul style="list-style-type: none">• Some original materials may have been altered or removed
<ul style="list-style-type: none">• Replacement of some windows may be acceptable if the openings have not been changed or resized
<ul style="list-style-type: none">• Security bars may have been added
<ul style="list-style-type: none">• Parapets may have been removed to comply with seismic regulations
<ul style="list-style-type: none">• If it is a rare surviving example of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable.
<ul style="list-style-type: none">• Surrounding buildings and land uses may have changed
<ul style="list-style-type: none">• Where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a multi-family residential district. A grouping may be composed of a single property type or a variety of types.

Mediterranean Revival, 1918-1942⁵²

The Mediterranean Revival was common for residential and smaller institutional uses. It shared basic elements with the Spanish Colonial Revival, such as stuccoed walls and tiled roofs, but was generally less exuberant and more formal in its massing, and featured extended gardens rather than enclosed patios.⁵³

The popularity of the various Mediterranean Revival styles came from the similarity of Southern California's climate to that of Spain and Italy, and from the Spanish and Mexican heritage remaining from the time before the American conquest in 1848. The fundamental elements of this heritage first appeared in the California missions, with their white-plastered walls, tiled roofs, and extended arcades.⁵⁴

Related to the Spanish Colonial Revival is the Mediterranean Revival, also popular between the two World Wars. Its origin is Italy, and while it shares many features with the Spanish Colonial, there are identifiable differences. The composition of the Mediterranean Revival is less picturesque, with uniformly horizontal roof lines and little emphasis on separate massing. Along with this comes increasing formality, approaching axial symmetry in many cases. Perhaps the most apparent difference is the roof. Both employ low pitches and clay tiles, but that of the Mediterranean Revival is typically hipped, while that of the Spanish Colonial Revival is gabled.

Also different is the approach to landscaping, reflecting the difference between Spanish and Italian traditions. The Spanish Colonial Revival often turns inward, with the characteristic outdoor space being an enclosed courtyard or patio. The Mediterranean Revival, in contrast, makes use when possible of the formal garden that extends outward from the building.

⁵² The context information in this section was excerpted from the Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, 1850-1980; Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948, prepared by Daniel Prosser for the City of Los Angeles Office of Historic Resources, November 2018, 2, 4, and 44. Please note that the periods of significance found in the historic context and CTP tables differ. The period of significance in the historic context statement was utilized in the evaluations for this report, since it is the most up to date and reflects data collected in the field during SurveyLA.

⁵³ Prosser, 2.

⁵⁴ Prosser, 4.



Most resources mixed elements, as was admitted by architect Rexford Newcomb in his 1928 book *Mediterranean Domestic Architecture in the United States*. He noted that “Called upon to do ‘Spanish’ work, many of our men versed in the Italian, unconsciously allowed the Italian to modify their less well understood Spanish forms so that something that was neither Spanish nor Italian resulted.”⁵⁵ Nonetheless, an examination of predominantly Mediterranean Revival resources illustrates an overall difference that is primarily a feeling of quiet formality in contrast to picturesque exuberance.

The eligibility standards and integrity considerations for Mediterranean Revival, 1918-1942 are below:

Table 9: Mediterranean Revival, 1918-1942	
Context: Architecture and Engineering, 1850-1980	
Theme: Mediterranean & Indigenous Revival Architecture, 1887-1952	
Sub-Theme: Mediterranean Revival, 1918-1942	
Property Type: Residential	
Eligibility Standards	
<ul style="list-style-type: none">• Exemplifies the character-defining features of the Mediterranean Revival style• Is an excellent example of its style and/or the work of a significant architect and/or builder• Was constructed during the period of significance	
Character-Defining/Associative Features	
<ul style="list-style-type: none">• Retains most of the essential character-defining features of the style• Stucco exterior walls (rarely, brick or cast stone)• Low-pitched clay tile roof typically hipped• Relatively simple massing, with stress on the horizontal• Relatively formal composition, approaching symmetry in parts or in whole• Arched openings, including arched focal windows• Clay tile roof and roof trim• Limited use of applied decoration• Landscaping of formal gardens extending away from building	
Integrity Considerations	
<ul style="list-style-type: none">• Should retain integrity of Design, Materials, Workmanship, and Feeling• Stucco repair or replacement must duplicate the original in texture and appearance• Roof replacement should duplicate original in materials, color, texture, dimension, and installation pattern• New additions should be appropriately scaled and located so as to not overwhelm the original design and massing• Limited window replacement may be acceptable• Security bars may have been added	

⁵⁵ Rexford Newcomb, *Mediterranean Domestic Architecture in the United States* (New York: Acanthus Press, 1999), 3.



<ul style="list-style-type: none">• Evolution of plant materials is expected, but significant designed landscapes should be retained
<ul style="list-style-type: none">• Setting may have changed (surrounding buildings and land uses)
<ul style="list-style-type: none">• Original use may have changed

4.2 National Register of Historic Places

The three properties on the Project site were evaluated for eligibility for listing in the National Register. The contexts considered in this evaluation were Residential Development and Suburbanization, Multi-Family Residential Development, 1895-1970 (Subtheme: Apartment Houses, 1895-1970) and Mediterranean Revival architecture. Since they were all evaluated under the same historic contexts, their evaluations are combined below except where distinction between the properties (namely under Criterion B and their assessment of integrity) makes differentiation necessary.

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context and theme considered in this evaluation is Residential Development and Suburbanization, Multi-Family Residential Development, 1895-1970. The applicable sub-theme is Apartment Houses, 1895-1970. This context is applicable to both Criteria A and C and was utilized for both evaluations in this report.

According to the *LACHCS*, properties significant under the Apartment Houses theme may “represent an important building type that proliferated throughout the city during most of the twentieth century and reflect trends in urban planning to accommodate a wide range of full and part time residents as well as tourists and other visitors.”⁵⁶ The context statement notes that apartment houses are one of the most common multi-family residential property types in Los Angeles. By the 1920s, when the properties on the Project site were built, apartment houses were being constructed to accommodate the influx of tourists and residents and were an increasingly ubiquitous element of the built environment. The properties at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue do not appear to be associated in a significant manner with apartment house and multi-family residential development of Los Angeles during the 1920s. While the properties reflect a general development trend, they do not represent the residential development of the city more than the numerous other multi-family residential buildings constructed during the same period. In evaluating a property’s significance under Criterion A, one must consider the larger events or trends with which it is associated. *National Register Bulletin #15* points out that “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.”⁵⁷ Although the properties on the Project site meet the eligibility standards and possess many

⁵⁶ Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980, Theme: Multi-Family Residential Development, 1895-1970, Sub-theme: Apartment Houses, 1895-1970, prepared for the Office of Historic Resources by Historic Resources Group, December 2018, 32.

⁵⁷ “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed July 2018, <https://www.nps.gov/nr/publications/bulletins/nrb15/>.



of the associative features outlined in the *LACHCS*, they do not have a significant association with the multi-family residential development of Los Angeles or the proliferation of the apartment house across the city. The properties do not appear to be significant under Criterion A for their association with this context.

The building to the rear of 4645 ½-4651 Maubert Avenue was constructed in 1975 as infill construction in an area that was already largely built out. It does not appear to have any significant association with the residential development of Hollywood or Los Angeles in general.

The 1920s buildings on the Project site were constructed by developers Wright and Hogan (they are listed as the owner, architect, and contractor on the original building permits). The company of Wright and Hogan, Inc. were property developers in the 1920s. Relatively little information was found about the company. What is known from articles in the *Los Angeles Times* and *Southwest Building and Contractor* is that they were sub-dividers and developers in Los Angeles in the 1920s. They are also listed as builders and sales agents for the Community Building Corporation, about which minimal information was found. City directory listings indicate that Ben O.L. Wright was the president of Wright and Hogan, Inc., real estate sub-dividers and builders, and Dennis B. Hogan was a member of Wright and Hogan. Orin L. Wright was secretary for the company. In the late 1920s, the company developed a cooperative poultry project near Artesia, cut into one-acre tracts from an existing ranch property. By that time Ben Wright was the manager of the California Capon Poultry Ranch in Artesia.⁵⁸ There is no indication that the company of Wright and Hogan could be considered significant builders or developers, and the buildings at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue do not appear to be significant under Criterion A for their association with the company.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research was conducted on the owners and residents of each property on the Project site. A summary of information found and conclusion of significance under Criterion B for each property is below.

4629-4635 Maubert Avenue

Research uncovered no information about Josephino Denley, who owned the property in 1921.

Herbert S. Sykes, who owned the property in 1924, was found listed in the federal census. He was born in Colorado in 1890. By 1930, he lived on Encanto Drive in Los Angeles and was married to Octavia S. Sykes. He worked as a manager of a citrus packing house. According to a mention in the *Los Angeles Times*, he appears to have been the manager for the San Fernando Heights Lemon Company.

Hulbert S. Sykes, who appears to be a different individual from Herbert S. Sykes, owned the property from 1925 to 1926. Sykes was in the real estate business, based upon the 1920 and 1921 city directories. He was born in Wisconsin in 1872 and married to Rubie (or Ruby) B. Sykes, according to the 1930 and 1940 censuses.

⁵⁸ D.H. Clymer, "Artesia Group Goes into Poultry Raising," *Los Angeles Times*, August 26, 1928, K14.

Arestes R. Jones (also spelled Orestes), who owned the east portion of the property from in 1924, was born in Kentucky in 1879 and was married to Elizabeth Jones. He worked as a railroad conductor.

No information was found about a Brent A. McCulloch, who owned the property in 1925.

Assessor records appear to indicate that Albert B. Castig (spelled Casteig in the federal census) owned the property from 1923 to 1944, though this contradicts other information found in the map books. Castig lived on Hollywood Boulevard in 1930 and was married to Anna Casteig. He was born in 1889 and worked as a cutlery cutter.

Dean S. Bedillion, who owned the property in 1926, was an auctioneer and worked in real estate.

Nicholas and Olga Lazzarevich who owned the property from 1932 to 1961, were siblings. Nicholas was born in 1886 in California. He is listed as a plumber on the 1920 federal census. By 1937, Nicholas and his brother John (who owned portions of 4929-4635 and 4637-4643 Maubert Avenue in 1927) worked for the Economy Plumbing Company. Nicholas lived at 4637 Maubert Avenue. Olga was born in 1888 in California. By 1940, she was working as a chocolate dipper in a candy store. In 1937, she lived at 4648 ½ Hollywood Boulevard. John Lazzarevich was born in 1898 and is listed on the 1940 census as a plumbing contractor. He was married to Catherine, had two children, and lived on Woodman Avenue in Hollywood.

George Ansara, who owned the property from 1940 to 1961 and resided there, was born in 1895 in Massachusetts. In 1940, he is listed as living at West 22nd Street; the city directory indicates he lived at the subject property by 1942. He is listed as a retail proprietor on the 1940 federal census. He was married to Cyria (or Syria) and had two children. He is also listed at times as a carpenter in city directories. He passed away in 1967.

Research was conducted into an individual named Bruce G. Coleman, listed as an actor in the city directories. Coleman lived at the property in 1929. He had moved to a different address by 1930 and was born in 1911. No information was found about Coleman in the California Index or the *Los Angeles Times*.

Though the property has been associated with many individuals since it was constructed, no information was found to suggest that these individuals would be considered persons significant in our past. Based on the research conducted into the individuals above, the property does not appear to be associated with the lives of persons significant in our past and does not appear to be significant under Criterion B.

4637-4643 Maubert Avenue

Josephino Denley, Herbert S. Sykes, and John Lazzarevich all owned portions of the property as well as the adjacent property at 4629-4635 Maubert Avenue. These individuals are discussed above under the summary for 4629-4635 Maubert Avenue.

Lynn C. Throop, who owned the property from 1926 to 1954, was born in Michigan and worked as an oil driller. He was born in 1881 and was married to Gertrude M. Throop, who was born in 1894 in Kentucky or Missouri (sources vary). By 1924, Lynn is listed as the president of the Santa Clara Oil Development Company, but minimal information was found about him. The Throops lived at 4649 Maubert Avenue. Minimal information was found about Maude G. Throop, though it is known she lived at 4649 Maubert Avenue in 1932, according to city directories. The Throops that owned the



subject property do not appear to have any relation or ties to the California Institute of Technology (originally founded as Throop University by Amos G. Throop) in Pasadena.

Morris A. Orbach, who owned the property beginning in 1961 was born in 1908 and passed away in 1983. He was married to Mary R. Orbach and they had two children in 1940. He worked as a driver for a dry cleaning business.

There is no evidence that any of these individuals could be considered significant in our past. The property does not appear to be significant under Criterion B.

4645 ½-4651 Maubert Avenue

Lynn C. and Gertrude M. Throop, who owned a portion of the property from 1922 to 1930, are discussed above under the summary for 4637-4643 Maubert Avenue.

Robert J. Trimble, who owned a portion of the property from 1912 to 1924, was born in 1868 and passed away in 1924. No additional information about him was found.

Pincus A. Kranz, who owned a portion of the property in 1924, was born in 1867 in Austria and was married to Fannie Krantz. He worked in real estate.

Elon J. Clarke, who owned the property from at least 1943 to 1956, was born in Kansas in 1875 or 1880. Research revealed minimal information about Clarke.

There is no evidence that any of the residents listed as living at the property would be considered persons significant in our past. For these reasons, the property does not appear to be associated with the lives of significant individuals and does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The buildings located at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue were evaluated as examples of their property type (apartment house). As indicated in the historic context above, the apartment house was a property type constructed throughout Los Angeles in the 1910s and 1920s to meet the housing needs of a rapidly growing city. Although the buildings on the Project site display many of the eligibility standards and character-defining features listed in the *LACHCS* (see **Table 8** above), many of the character-defining features are rather general in nature and encompass most examples of the property type. The buildings on the Project site display many of the character-defining features of the type, but they nonetheless remain typical examples of apartment houses constructed during the 1920s in Hollywood. Numerous examples of the apartment house property type were recorded by SurveyLA in the Hollywood CPA and other CPAs in the city. The buildings on the Project site were not identified by SurveyLA as significant examples of their property type. They are merely representative examples of a very common property type and do not stand out as embodying the characteristics of their property type more than the many other apartment houses found in Los Angeles.

The buildings were also evaluated as examples of the Mediterranean Revival style. Although both 4629-4635 and 4637-4643 Maubert Avenue were constructed during the period of significance for

the style, they are not excellent examples. They possess some of the character-defining features of the style, such as stucco walls, clay tile roofs, simple massing, and limited applied decoration, but not in a manner that elevates them above the many other examples of the style found in the city. It cannot be said that they exemplify the style, but rather possess minimal elements of Mediterranean Revival architecture applied to an apartment house. The Mediterranean Revival style was commonly applied to residential architecture, and it was a popular stylistic choice for fourplexes in the 1920s. The buildings on the Project site are representative, but not excellent or distinctive examples of their type and style. They are constructed of materials commonly used during the 1920s. The buildings do not appear to be significant for embodying the distinctive characteristics of a type, period, or method of construction.

The building at 4645 ½-4651 Maubert Avenue has been significantly altered (see integrity discussion below), and it no longer displays the character-defining features of the Mediterranean Revival style in any way. Due to its alterations, it no longer accurately reflects the period in which it was constructed. The building to the rear of 4645 ½-4651 Maubert Avenue does not display the character-defining features of a particular style. It is a vernacular single-family residential unit. It is constructed of typical materials, and in no way does it embody the distinctive characteristics of a type, period, or method of construction. None of the buildings on the Project site appear to be significant under this aspect of Criterion C.

Developers Wright and Hogan are listed as the architect and contractor on the original building permits for all three buildings. However, the company of Wright and Hogan were property developers in the 1920s, not architects or contractors in the more typical sense of the word. The contributions of Wright and Hogan are discussed above under Criterion A. No other architect is listed, and there is no evidence that the buildings at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue would be considered significant under this aspect of Criterion C as the work of a master.

The buildings were evaluated for their potential to possess high artistic value. High artistic value typically refers to "an aesthetic ideal," such as stained glass or sculpture. *National Register Bulletin #15* states that "a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. This is not the case for the buildings at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue. They do not articulate a particular, unique concept of design that would lead them to express an aesthetic ideal or high artistic value.

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. The area surrounding the Project site does not appear to be a potential historic district. Though developed in approximately the same period, the 1920s, the area has since been substantially redeveloped over the course of the late twentieth and early twenty-first centuries. It is no longer visually cohesive or evocative of a particular period of time. The properties on the Project site were therefore each evaluated individually, and this aspect of Criterion C does not apply.

For all the reasons outlined above, the buildings on the Project site do not appear to be significant under Criterion C.

Criterion D

To be eligible for listing under Criterion D, a property's physical material must have yielded or may be likely to yield, information important to history or prehistory.



This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the properties comprising the Project site. Therefore, none appear to be significant under Criterion D.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the properties comprising the Project site do not appear to be significant under any of the National Register criteria, they have no period of significance. Nevertheless, the properties were analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. While some factors of integrity are more important than others depending on the property, a majority of the seven recognized factors should be retained. Since the integrity of the buildings on the Project site varies, they are each discussed separately below.

4629-4635 Maubert Avenue

The property at 4629-4635 Maubert Avenue retains integrity of location, as the buildings have not been moved. The residence has seen some alterations, most notably the replacement of the majority of its windows, replacement of roof material over the porch, and the addition of security screens over the unit entrances on the primary elevation. The latter is a common alteration and does not impact the overall design in a significant manner. The replacement of windows, especially with a visually incompatible aluminum sliding window, is a more notable alteration. This has impacted the building's overall integrity of design, though it has not resulted in a complete loss of this aspect of integrity. The property no longer retains integrity of setting, as the surrounding setting has changed substantially since the residence and garage were constructed in 1920. Most notably, the opposite block is now institutional in use when it was originally residential.

The alterations to the residence have impacted its integrity of materials and workmanship, though overall this aspect of integrity is retained. It retains integrity of feeling since in general, it continues to visually express the period of time in which it was constructed. The property was not found to be significant under Criteria A or B. Since integrity of association is defined as "the direct link between an important event or person and a historic property," and no important events or persons were found to be associated with the property, integrity of association does not apply.

4637-4643 Maubert Avenue

The property located at 4637-4643 Maubert Avenue retains integrity of location, as the buildings have not been moved. The residence has seen rather extensive alterations, including the replacement of windows, alteration to the entrance porch and overhang, likely removal of decorative features, and likely alteration of the rounded pilasters on the primary elevation (they are now flat). It therefore no longer retains integrity of design. The property no longer retains integrity of setting, as the surrounding setting has changed substantially since the residence and garage were constructed in 1920. Most notably, the opposite block is now institutional in use when it was originally residential.



The alterations to the residence have impacted its integrity of materials and workmanship, though overall this aspect of integrity is retained. The building retains integrity of feeling since overall it continues to visually express the period of time in which it was constructed. The property was not found to be significant under Criteria A or B. Since integrity of association is defined as “the direct link between an important event or person and a historic property,” and no important events or persons were found to be associated with the property, integrity of association does not apply.

4645 ½-4651 Maubert Avenue

The property at 4645 ½-4651 Maubert Avenue retains integrity of location, as the buildings have not been moved. The residence has been extensively altered, including the removal of pilasters and likely removal of decorative features above the first story windows, replacement of cladding and windows, and alteration to the porch. Very few of the building’s original stylistic features remain. The building, therefore, does not retain integrity of design. The property no longer retains integrity of setting, as the surrounding setting has changed substantially since the residence and garage were constructed in 1920. Most notably, the opposite block is now institutional in use when it was originally residential.

The extensive alterations have resulted in a loss of integrity of materials, workmanship, and feeling, as the residence no longer reflects its 1920 date of construction. The property was not found to be significant under Criteria A or B. Since integrity of association is defined as “the direct link between an important event or person and a historic property,” and no important events or persons were found to be associated with the property, integrity of association does not apply.

Conclusion

There is no evidence that the properties at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue possess historical or architectural significance. The properties located at 4629-4635 and 4637-4643 Maubert Avenue retain the majority of their applicable aspects of integrity, while 4645 ½-4651 Maubert Avenue no longer retains integrity due to extensive alterations. According to the analysis enumerated above, none of the properties comprising the Project site appear to be eligible for the National Register under any criteria.

4.3 California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the properties appear to be ineligible for listing on the California Register for the same reasons outlined above.

4.4 Los Angeles Cultural Heritage Ordinance

Likewise, because the City of Los Angeles criteria were modeled on the National and California Registers criteria, the properties appear to be ineligible for designation as an HCM for the same reasons outlined above.

5. CONCLUSIONS

The properties located at 4629-4635, 4637-4643, and 4645 ½-4651 Maubert Avenue are not currently designated under national, state, or local landmark programs. Furthermore, they were not identified in SurveyLA. A records search prepared by the SCCIC did not reveal any prior



evaluations of the properties. The properties were evaluated as potential historical resources as part of the environmental review of a proposed Project on the site in compliance with CEQA.

GPA concludes that none of the properties appear to be eligible for listing in the National and California Registers, or for designation as an HCM due to a lack of significance and, in the case of 4645 ½-4651 Maubert Avenue, a lack of integrity. Additionally, they do not appear to contribute to a potential historic district. The recommended Status Code for the properties on the Project site is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the properties are not historical resources subject to CEQA. As the Project would have no impact on historical resources, no further study is recommended or required.



6. SOURCES

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- "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Park Service, Cultural Resources. Edited by Patrick Andrus and Rebecca Shrimpton. Accessed July 2018. <https://www.nps.gov/nr/publications/bulletins/nrb15/>.
- "National Register Bulletin 16: How to Complete the National Register Registration Form." National Park Service, Cultural Resources. Linda McClelland, Carol D. Shull, James Charleton, et al. Accessed June 2018. <https://www.nps.gov/nr/publications/bulletins/nrb16a/>.
- Newcomb, Rexford. *Mediterranean Domestic Architecture in the United States*. New York: Acanthus Press, 1999.
- Prosser, Daniel. Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, 1850-1980; Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948, November 2018.



Appendix A – Résumé



ELYSHA PALUSZEK is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2009. Elysha graduated from the University of Southern California with a Master of Historic Preservation. She has since worked in non-profit and private historic preservation consulting in California. Elysha joined GPA in 2010 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic Structure Reports; Historic American Buildings Survey/Historic American Engineering Record recordation;

large-scale historic resources surveys; National Register of Historic Places nominations; local landmark nominations; and evaluations of eligibility for a wide variety of projects and property types throughout California. She has also completed numerous context statements on a wide array of property types and historic themes.

Educational Background:

- Master of Historic Preservation, University of Southern California, 2010
- B.A., History, College of William and Mary, 2008

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2018-Present
- SWCA, Architectural Historian, 2018
- GPA Consulting, Architectural Historian II, 2010-2015
- City of Los Angeles Office of Historic Resources, Intern, 2010-2011
- Los Angeles Conservancy, Graduate Intern, 2010
- Pasadena Heritage, Graduate Intern, 2009-2010
- National Trust for Historic Preservation, Intern, 2009

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Los Angeles County Historical Landmarks and Records Commission, 2013-2017

Selected Projects:

- World Trade Center, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- Mira Loma Detention Center Women's Facility, Los Angeles County, CEQA Historical Resource Technical Report, 2016
- City Market of Los Angeles, CEQA Historical Resource Technical Report, 2015
- 1111 N. Los Robles Avenue, Pasadena, National Register Nomination, 2013
- 1121 N. Los Robles Avenue, Pasadena, National Register Nomination, 2013
- Old Vallejo City Hall, National Register Nomination, 2013
- Old Vallejo Masonic Temple, National Register Nomination, 2013
- Hotel Rosslyn Annex, Los Angeles, National Register Nomination, 2013
- Willys Knight Building, Los Angeles, CEQA Historical Resource Technical Report, 2013
- 500 Broadway, Santa Monica, CEQA Historical Resource Evaluation Report, 2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Technical Report, 2013
- Bel Air/Beverly Crest Historic Resource Survey, SurveyLA, 2012-2013
- 1335 East Grand Avenue, Pomona, CEQA Historical Resource Technical Report, 2011
- 1717 Gramercy Place, Hollywood, CEQA Historical Resource Evaluation Report, 2011
- Jack's Restaurant, Whittier, CEQA Historical Resource Evaluation Report, 2011



Appendix B – DPR Forms

PRIMARY RECORD

Primary # _____

HRI _____

Trinomial # _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 8

*Resource Name or # (Assigned by recorder) 4629-4635 Maubert Avenue

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ % of _____ % of Sec _____ ; B.M. _____

c. Address 4629-4635 Maubert Avenue City Los Angeles Zip 90027

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 5542-014-026

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The multi-family residence (fourplex) located at 4629 Maubert Avenue was constructed in 1920. The detached garage, built the same year and located toward the rear of the property, has an attached single residential unit that was added in 1947. The unit attached to the garage was originally used for storage and was converted to residential use in 2002. The garage is currently used as an office. Posted address ranges for the property are 4629-4635 Maubert Avenue.

The residence was constructed in the Mediterranean Revival style. It is two stories in height and U-shaped in plan. The building is clad in lightly textured stucco and has a flat roof with raised parapet. The building has a shed roof parapet with clay tiles over the primary (south) elevation and first bays of the east and west elevations. A projecting boxed cornice is just below the shed roofline and features brackets carved with acanthus leaves. Along the remainder of the side elevations and the rear elevation, the raised flat parapet has clay tile coping. (See continuation sheet.)

(continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) South and east

elevations, looking northwest (January

2019)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1920; Source: LA County Assessor

*P7. Owner and Address:

MAUBERT LA VI LLC

2029 CENTURY PARK E 21ST FL

LOS ANGELES CA 90067

*P8. Recorded by: Name,

affiliation, and address) _____

Elysha Paluszek

GPA Consulting

617 S. Olive Street Suite 910

Los Angeles, CA 90014

*P9. Date Recorded: 02/28/2019

*P10. Survey Type: (Describe)

Intensive

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

GPA Consulting, "4629, 4637, and 4645 1/2 Maubert Avenue, Los Angeles, CA Historical Resource Evaluation Report," March 2019.

*Attachments: Location Map Sketch Map Continuation Sheet Building, Structure & Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photographic Record Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential

*B5. Architectural Style Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built, 1920;

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Detached garage

B9a. Architect: _____ b. Builder: Wright and Hogan

*B10. Significance: Theme Multi-family Residential Development, LA Area Local (Los Angeles)

Period of Significance: N/A Property Type: Residential Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was evaluated for eligibility for listing in the National Register. The contexts considered in this evaluation were Residential Development and Suburbanization, Multi-Family Residential Development, 1895-1970 (Subtheme: Apartment Houses, 1895-1970) and Mediterranean Revival architecture.

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context and theme considered in this evaluation is Residential Development and Suburbanization, Multi-Family Residential Development, 1895-1970. The applicable sub-theme is Apartment Houses, 1895-1970. This context is applicable to both Criteria A and C and was utilized for both evaluations in this report.

According to the *LACHCS*, properties significant under the Apartment Houses theme may “represent an important building type that proliferated throughout the city during most of the twentieth century and reflect trends in urban planning to accommodate a wide range of full and part time residents as well as tourists and other visitors” (Historic Resources Group, 32).

The context statement notes that apartment houses are one of the most common multi-family residential property types in Los Angeles. By the 1920s, when the property was built, apartment houses were being constructed to accommodate the influx of tourists and residents and were an increasingly ubiquitous element of the built environment. The property at 4629-4635 Maubert Avenue does not appear to be associated in a significant manner with apartment house and multi-family residential development of Los Angeles during the 1920s. While the property reflects a general development trend, it does not represent the residential development of the city more than the numerous other multi-family residential buildings constructed during the same period. In evaluating a property’s significance under Criterion A, one must consider the larger events or trends with which it is associated. *National Register Bulletin #15* points out that “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” (Andrus and Shrimpton).

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: See continuation sheet for full list of references.

B13. Remarks:

*B14. Evaluator: Elysha Paluszek
GPA Consulting
617 South Olive Street Suite 910
Los Angeles, CA 90014

*Date of Evaluation: 02/28/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 8

Recorded By: Elysha Paluszek, GPA Consulting *Resource Name or # (Assigned by recorder) 4629-4635 Maubert Avenue Date: 02/28/19 Continuation Update

P3a. Description (cont.)

The primary elevation is accented by round pilasters with Ionic caps on either side. There are four entrances centered on the first floor. They are located atop a recessed stoop accessed by concrete steps and below a flat-roofed overhang supported by fluted pilasters with Ionic capitals. Each entrance consists of a multi-light, fully glazed wood door covered by a metal security screen. Windows on the primary elevation consist of aluminum sliding windows. Those on either side of the entrance porch feature rounded pediments inset with carved plaster floral relief. Windows on the secondary elevations include multi-light wood, double-hung wood, aluminum sliding, and single-hung aluminum windows with simple wood frames. An exterior stairwell is located on the north elevation, within the lightwell. At the west side of the rear (north) elevation is a one-story addition. The addition has a flat roof, textured stucco cladding, and fixed vinyl windows.

Alterations to the building include the replacement of original wood windows with aluminum windows. Security screens have been added over the entrance doors. The one-story rear addition was constructed at an unknown date prior to 1950. No building permit was found for the construction of the addition, but it appears on the 1950 Sanborn Fire Insurance map.

The detached garage on the property is wood frame construction and clad with lightly textured stucco. It has a flat roof and three wood tilt-up doors on the south elevation. A single residential unit is attached to the north side of the garage. The posted address is 4635 Maubert Avenue. The unit was constructed in 1947 and was initially used as storage (it is now used as an office). It is one story in height, has a flat roof with exposed rafters, and is clad in textured stucco. It has an aluminum sliding window and single door covered by a security screen on the north elevation. The door is located beneath a shed roof overhang covered by corrugated metal. An addition on the east elevation is constructed of plywood and has a flat roof.

B10. Significance (cont.)

Although the property meets the eligibility standards and possesses many of the associative features outlined in the *LACHCS*, it does not have a significant association with the multi-family residential development of Los Angeles or the proliferation of the apartment house across the city. The property does not appear to be significant under Criterion A for its association with this context.

The building was constructed by developers Wright and Hogan (they are listed as the owner, architect, and contractor on the original building permit). The company of Wright and Hogan, Inc. were property developers in the 1920s. Relatively little information was found about the company. What is known from articles in the *Los Angeles Times* and *Southwest Building and Contractor* is that they were sub-dividers and developers in Los Angeles in the 1920s. They are also listed as builders and sales agents for the Community Building Corporation, about which minimal information was found. City directory listings indicate that Ben O.L. Wright was the president of Wright and Hogan, Inc., real estate sub-dividers and builders, and Dennis B. Hogan was a member of Wright and Hogan. Orin L. Wright was secretary for the company. In the late 1920s, the company developed a cooperative poultry project near Artesia, cut into one-acre tracts from an existing ranch property. By that time Ben Wright was the manager of the California Capon Poultry Ranch in Artesia (Clymer, K14).

There is no indication that the company of Wright and Hogan could be considered significant builders or developers, and the building at 4629-4635 Maubert Avenue does not appear to be significant under Criterion A for its association with the company.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research was conducted into the owners and tenants of the property.

Research uncovered no information about Josephino Denley, who owned the property in 1921.

Herbert S. Sykes, who owned the property in 1924, was found listed in the federal census. He was born in Colorado in 1890. By 1930, he lived on Encanto Drive in Los Angeles and was married to Octavia S. Sykes. He worked as a manager of a citrus packing house. According to a mention in the *Los Angeles Times*, he appears to have been the manager for the San Fernando Heights Lemon Company.

Hulbert S. Sykes, who appears to be a different individual from Herbert S. Sykes, owned the property from 1925 to 1926. Sykes was in the real estate business, based upon the 1920 and 1921 city directories. He was born in Wisconsin in 1872 and married to Rubie (or Ruby) B. Sykes, according to the 1930 and 1940 censuses.

CONTINUATION SHEET

Page 4 of 8

Arestes R. Jones (also spelled Orestes), who owned the east portion of the property from in 1924, was born in Kentucky in 1879 and was married to Elizabeth Jones. He worked as a railroad conductor.

No information was found about a Brent A. McCulloch, who owned the property in 1925.

Assessor records appear to indicate that Albert B. Castig (spelled Casteig in the federal census) owned the property from 1923 to 1944, though this contradicts other information found in the map books. Castig lived on Hollywood Boulevard in 1930 and was married to Anna Casteig. He was born in 1889 and worked as a cutlery cutter.

Dean S. Bedillion, who owned the property in 1926, was an auctioneer and worked in real estate.

Nicholas and Olga Lazzarevich who owned the property from 1932 to 1961, were siblings. Nicholas was born in 1886 in California. He is listed as a plumber on the 1920 federal census. By 1937, Nicholas and his brother John (who owned portions of 4929-4635 and 4637-4643 Maubert Avenue in 1927) worked for the Economy Plumbing Company. Nicholas lived at 4637 Maubert Avenue. Olga was born in 1888 in California. By 1940, she was working as a chocolate dipper in a candy store. In 1937, she lived at 4648 ½ Hollywood Boulevard. John Lazzarevich was born in 1898 and is listed on the 1940 census as a plumbing contractor. He was married to Catherine, had two children, and lived on Woodman Avenue in Hollywood.

George Ansara, who owned the property from 1940 to 1961 and resided there, was born in 1895 in Massachusetts. In 1940, he is listed as living at West 22nd Street; the city directory indicates he lived at the subject property by 1942. He is listed as a retail proprietor on the 1940 federal census. He was married to Cyria (or Syria) and had two children. He is also listed at times as a carpenter in city directories. He passed away in 1967.

Research was conducted into an individual named Bruce G. Coleman, listed as an actor in the city directories. Coleman lived at the property in 1929. He had moved to a different address by 1930 and was born in 1911. No information was found about Coleman in the California Index or the *Los Angeles Times*.

Though the property has been associated with many individuals since it was constructed, no information was found to suggest that these individuals would be considered persons significant in our past. Based on the research conducted into the individuals above, the property does not appear to be associated with the lives of persons significant in our past and does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The building located at 4629-4635 Maubert Avenue was evaluated as an example of its property type (apartment house). As indicated in the historic context above, the apartment house was a property type constructed throughout Los Angeles in the 1910s and 1920s to meet the housing needs of a rapidly growing city. Although the building displays many of the eligibility standards and character-defining features listed in the *Los Angeles Citywide Historic Context Statement*, many of the character-defining features are rather general in nature and encompass most examples of the property type. The building at 4629-4635 Maubert Avenue displays many of the character-defining features of the type, but it nonetheless remains a typical example of an apartment house constructed during the 1920s in Hollywood. Numerous examples of the apartment house property type were recorded by SurveyLA in the Hollywood CPA and other CPAs in the city. The building was not identified by SurveyLA as a significant example of its property type. It is merely a representative example of a very common property type and does not stand out as embodying the characteristics of its property type more than the many other apartment houses found in Los Angeles.

The building was also evaluated as an example of the Mediterranean Revival style. Although it was constructed during the period of significance for the style, it is not an excellent example. It possesses some of the character-defining features of the style, such as stucco walls, clay tile roofs, simple massing, and limited applied decoration, but not in a manner that elevates it above the many other examples of the style found in the city. It cannot be said that it exemplifies the style, but rather possesses minimal elements of Mediterranean Revival architecture applied to an apartment house. The Mediterranean Revival style was commonly applied to residential architecture, and it was a popular stylistic choice for fourplexes in the 1920s. The building is a representative, but not excellent or distinctive example of its type and style. It is constructed of materials commonly used during the 1920s. The building does not appear to be significant for embodying the distinctive characteristics of a type, period, or method of construction. The building does not appear to be significant under this aspect of Criterion C.

Developers Wright and Hogan are listed as the architect and contractor on the original building permit. However, the company of Wright and Hogan were property developers in the 1920s, not architects or contractors in the more typical sense of the word. The contributions

CONTINUATION SHEET

Page 5 of 8

of Wright and Hogan are discussed above under Criterion A. No other architect is listed, and there is no evidence that the building at 4629-4635 Maubert Avenue would be considered significant under this aspect of Criterion C as the work of a master.

The building was evaluated for its potential to possess high artistic value. High artistic value typically refers to “an aesthetic ideal,” such as stained glass or sculpture. *National Register Bulletin #15* states that “a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. This is not the case for the building at 4629-4635 Maubert Avenue. It does not articulate a particular, unique concept of design that would lead it to express an aesthetic ideal or high artistic value.

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. The surrounding area = does not appear to be a potential historic district. Though developed in approximately the same period, the 1920s, the area has since been substantially redeveloped over the course of the late twentieth and early twenty-first centuries. It is no longer visually cohesive or evocative of a particular period of time. The property as therefore evaluated individually, and this aspect of Criterion C does not apply.

For all the reasons outlined above, the building does not appear to be significant under Criterion C.

Criterion D

To be eligible for listing under Criterion D, a property’s physical material must have yielded or may be likely to yield, information important to history or prehistory.

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the property discussed in this evaluation. Therefore, it does not appear to be significant under Criterion D.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the property does not appear to be significant under any of the National Register criteria, it has no period of significance. Nevertheless, it was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. While some factors of integrity are more important than others depending on the property, a majority of the seven recognized factors should be retained.

The property at 4629-4635 Maubert Avenue retains integrity of location, as the building has not been moved. The residence has seen some alterations, most notably the replacement of the majority of its windows, replacement of roof material over the porch, and the addition of security screens over the unit entrances on the primary elevation. The latter is a common alteration and does not impact the overall design in a significant manner. The replacement of windows, especially with a visually incompatible aluminum sliding window, is a more notable alteration. This has impacted the building’s overall integrity of design, though it has not resulted in a complete loss of this aspect of integrity. The property no longer retains integrity of setting, as the surrounding setting has changed substantially since the residence and garage were constructed in 1920. Most notably, the opposite block is now institutional in use when it was originally residential.

The alterations to the residence have impacted its integrity of materials and workmanship, though overall this aspect of integrity is retained. It retains integrity of feeling since in general, it continues to visually express the period of time in which it was constructed. The property was not found to be significant under Criteria A or B. Since integrity of association is defined as “the direct link between an important event or person and a historic property,” and no important events or persons were found to be associated with the property, integrity of association does not apply.

Conclusion

Though the property at 4629-4635 Maubert Avenue retains the majority of its applicable aspects of integrity, there is no evidence that it possesses historical or architectural significance. According to the analysis enumerated above, the property does not appear to be eligible for the National Register under any criteria.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property appears to be ineligible for listing on the California Register for the same reasons outlined above.

CONTINUATION SHEET

Page 6 of 8

Los Angeles Cultural Heritage Ordinance

Likewise, because the City of Los Angeles criteria were modeled on the National and California Registers criteria, the property appears to be ineligible for designation as an HCM for the same reasons outlined above.

*Resource Name or # (Assigned by recorder) 4629-4635 Maubert Avenue

Recorded By: Elysha Paluszek, GPA Consulting

Date: 02/28/19 Continuation Update



Image 1: South elevation, looking northeast (GPA Consulting, 2019).



Image 2: East elevation, looking northwest (GPA Consulting, 2019).



Image 3: West elevation, looking northeast (GPA Consulting, 2019).



Image 4: North and west elevations, looking southeast (GPA Consulting, 2019).

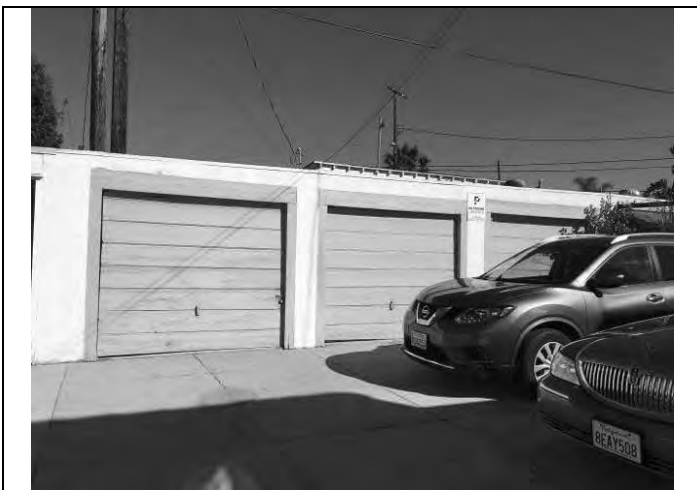


Image 5: Detached garage, south elevation, looking northeast (GPA Consulting, 2019).



Image 6: Unit attached to garage (currently used as an office), north elevation, looking south (GPA Consulting, 2019).

*Map Name: Hollywood, CA *Resource Name or # (Assigned by recorder) 4629-4635 Maubert Avenue
 *Scale: 1: 24,000 *Date of Map: 2018



PRIMARY RECORD

Primary # _____

HRI _____

Trinomial # _____

NRHP Status Code 6Z

Other Listings Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name or # (Assigned by recorder) 4637-4643 Maubert Avenue

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ % of _____ % of Sec _____ ; B.M. _____

c. Address 4637-4643 Maubert Avenue City Los Angeles Zip 90027

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 5542-014-031

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 4637-4643 Maubert Avenue is occupied by a two-story multi-family residence (fourplex) and detached garage, both constructed in 1920. Posted address ranges for the property are 4637-4643 Maubert Avenue.

The residence was constructed in the Mediterranean Revival style. It is two stories in height and U-shaped in plan. The building is clad in lightly textured stucco and has a flat roof with raised parapet. The building has a shed roof parapet with clay tiles over the primary (south) elevation and first bays of the east and west elevations. A projecting boxed cornice is just below the shed roofline and features brackets carved with acanthus leaves. Along the remainder of the side elevations and the rear elevation, the raised flat parapet has clay tile coping.

The primary elevation is accented by flat pilasters with Ionic capitals. At the center of the elevation's first floor is a recessed stoop with concrete steps and a rounded arch overhang. Four individual unit entrances are located below the overhang. Each entrance consists of a multi-light wood fully glazed door with a metal security screen. To either side of the stoop are tripartite windows set in plaster surrounds. The narrow outer windows are one-over-one, double hung wood sash. The center window is one-over-one wood fixed. Other windows on the primary elevation include paired aluminum sliding windows and double-hung wood windows with plaster surrounds. On the building's secondary elevations, windows consist of multi-light wood, double-hung wood sash, aluminum sliding, and fixed windows with simple wood frames. An exterior stairwell is located on the north elevation, within the lightwell.

(continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)

P5b. Description of Photo: (view, date, accession #) _____



*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1920; Source: LA County Assessor

*P7. Owner and Address:

MAUBERT LA VI LLC

2029 CENTURY PARK E 21ST FL

LOS ANGELES CA 90067

*P8. Recorded by: Name,

affiliation, and address) _____

Elysha Paluszek

GPA Consulting

617 S. Olive Street Suite 910

Los Angeles, CA 90014

*P9. Date Recorded: 02/28/2019

*P10. Survey Type: (Describe)

Intensive

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "4629, 4637, and 4645 1/2 Maubert Avenue, Los Angeles, CA Historical Resource Evaluation Report," March 2019

*Attachments: Location Map Sketch Map Continuation Sheet Building, Structure & Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photographic Record Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential

*B5. Architectural Style Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built, 1920;

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Detached garage

B9a. Architect: _____ b. Builder: Wright and Hogan

*B10. Significance: Theme Multi-family Residential Development, LA Area Local (Los Angeles)

Period of Significance: N/A Property Type: Residential Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was evaluated for eligibility for listing in the National Register. The contexts considered in this evaluation were Residential Development and Suburbanization, Multi-Family Residential Development, 1895-1970 (Subtheme: Apartment Houses, 1895-1970) and Mediterranean Revival architecture.

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context and theme considered in this evaluation is Residential Development and Suburbanization, Multi-Family Residential Development, 1895-1970. The applicable sub-theme is Apartment Houses, 1895-1970. This context is applicable to both Criteria A and C and was utilized for both evaluations in this report.

According to the *LACHCS*, properties significant under the Apartment Houses theme may “represent an important building type that proliferated throughout the city during most of the twentieth century and reflect trends in urban planning to accommodate a wide range of full and part time residents as well as tourists and other visitors” (Historic Resources Group, 32).

The context statement notes that apartment houses are one of the most common multi-family residential property types in Los Angeles. By the 1920s, when the property was built, apartment houses were being constructed to accommodate the influx of tourists and residents and were an increasingly ubiquitous element of the built environment. The property at 4629-4635 Maubert Avenue does not appear to be associated in a significant manner with apartment house and multi-family residential development of Los Angeles during the 1920s. While the property reflects a general development trend, it does not represent the residential development of the city more than the numerous other multi-family residential buildings constructed during the same period. In evaluating a property’s significance under Criterion A, one must consider the larger events or trends with which it is associated. *National Register Bulletin #15* points out that “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” (Andrus and Shrimpton).

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: See continuation sheet for full list of references.

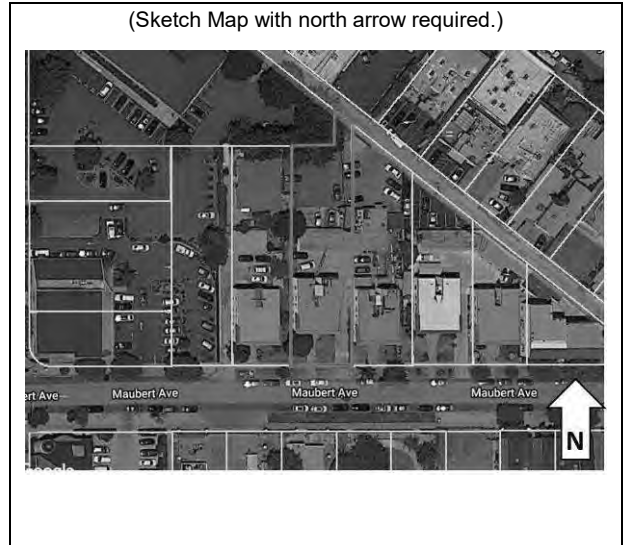
B13. Remarks:

*B14. Evaluator: Elysha Paluszek
GPA Consulting
617 South Olive Street Suite 910
Los Angeles, CA 90014

*Date of Evaluation: 02/28/2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 7

*Resource Name or # (Assigned by recorder) 4637-4643 Maubert Avenue

Recorded By: Elysha Paluszek, GPA Consulting

Date: 02/28/19

Continuation Update

P3a. Description (cont.)

Alterations to the building include the replacement of original wood windows with aluminum windows, removal of decorative features above the first floor windows on the primary elevation (they appear to have had decorative pediments similar to that of the building at 4629 Maubert Avenue), removal of columns and alteration of the overhang around the main entrance, possible alteration of the pilasters on the south elevation (they may have been rounded like those on 4629 Maubert Avenue), and addition of security screens over the entrance doors.

A detached garage is located at the rear of the property. The garage for this property and the adjacent property at 4629 Maubert Avenue are connected as one long building that straddles the property line. The garage has a flat roof with flashing along the parapet, is clad in textured stucco, and has four metal tilt-up vehicular doors.

B10. Significance (cont.)

Although the property meets the eligibility standards and possesses many of the associative features outlined in the *LACHCS*, it does not have a significant association with the multi-family residential development of Los Angeles or the proliferation of the apartment house across the city. The property does not appear to be significant under Criterion A for its association with this context.

The building was constructed by developers Wright and Hogan (they are listed as the owner, architect, and contractor on the original building permit). The company of Wright and Hogan, Inc. were property developers in the 1920s. Relatively little information was found about the company. What is known from articles in the *Los Angeles Times* and *Southwest Building and Contractor* is that they were sub-dividers and developers in Los Angeles in the 1920s. They are also listed as builders and sales agents for the Community Building Corporation, about which minimal information was found. City directory listings indicate that Ben O.L. Wright was the president of Wright and Hogan, Inc., real estate sub-dividers and builders, and Dennis B. Hogan was a member of Wright and Hogan. Orin L. Wright was secretary for the company. In the late 1920s, the company developed a cooperative poultry project near Artesia, cut into one-acre tracts from an existing ranch property. By that time Ben Wright was the manager of the California Capon Poultry Ranch in Artesia (Clymer, K14).

There is no indication that the company of Wright and Hogan could be considered significant builders or developers, and the building at 4637-4643 Maubert Avenue does not appear to be significant under Criterion A for its association with the company.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research was conducted into the owners and tenants of the property.

Research uncovered no information about Josephino Denley, who owned the property in 1921.

Herbert S. Sykes, who owned the property in 1924, was found listed in the federal census. He was born in Colorado in 1890. By 1930, he lived on Encanto Drive in Los Angeles and was married to Octavia S. Sykes. He worked as a manager of a citrus packing house. According to a mention in the *Los Angeles Times*, he appears to have been the manager for the San Fernando Heights Lemon Company. John Lazzarevich was born in 1898 and is listed on the 1940 census as a plumbing contractor. He was married to Catherine, had two children, and lived on Woodman Avenue in Hollywood.

Lynn C. Throop, who owned the property from 1926 to 1954, was born in Michigan and worked as an oil driller. He was born in 1881 and was married to Gertrude M. Throop, who was born in 1894 in Kentucky or Missouri (sources vary). By 1924, Lynn is listed as the president of the Santa Clara Oil Development Company, but minimal information was found about him. The Throops lived at 4649 Maubert Avenue. Minimal information was found about Maude G. Throop, though it is known she lived at 4649 Maubert Avenue in 1932, according to city directories. The Throops that owned the subject property do not appear to have any relation or ties to the California Institute of Technology (originally founded as Throop University by Amos G. Throop) in Pasadena.

Morris A. Orbach, who owned the property beginning in 1961 was born in 1908 and passed away in 1983. He was married to Mary R. Orbach and they had two children in 1940. He worked as a driver for a dry cleaning business.

There is no evidence that any of these individuals could be considered significant in our past. The property does not appear to be significant under Criterion B.

CONTINUATION SHEET

Page 4 of 7

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The building located at 4637-4643 Maubert Avenue was evaluated as an example of its property type (apartment house). As indicated in the historic context above, the apartment house was a property type constructed throughout Los Angeles in the 1910s and 1920s to meet the housing needs of a rapidly growing city. Although the building displays many of the eligibility standards and character-defining features listed in the *Los Angeles Citywide Historic Context Statement*, many of the character-defining features are rather general in nature and encompass most examples of the property type. The building at 4637-4643 Maubert Avenue displays many of the character-defining features of the type, but it nonetheless remains a typical example of an apartment house constructed during the 1920s in Hollywood. Numerous examples of the apartment house property type were recorded by SurveyLA in the Hollywood CPA and other CPAs in the city. The building was not identified by SurveyLA as a significant example of its property type. It is merely a representative example of a very common property type and does not stand out as embodying the characteristics of its property type more than the many other apartment houses found in Los Angeles.

The building was also evaluated as an example of the Mediterranean Revival style. Although it was constructed during the period of significance for the style, it is not an excellent example. It possesses some of the character-defining features of the style, such as stucco walls, clay tile roofs, simple massing, and limited applied decoration, but not in a manner that elevates it above the many other examples of the style found in the city. It cannot be said that it exemplifies the style, but rather possesses minimal elements of Mediterranean Revival architecture applied to an apartment house. The Mediterranean Revival style was commonly applied to residential architecture, and it was a popular stylistic choice for fourplexes in the 1920s. The building is a representative, but not excellent or distinctive example of its type and style. It is constructed of materials commonly used during the 1920s. The building does not appear to be significant for embodying the distinctive characteristics of a type, period, or method of construction. The building does not appear to be significant under this aspect of Criterion C.

Developers Wright and Hogan are listed as the architect and contractor on the original building permit. However, the company of Wright and Hogan were property developers in the 1920s, not architects or contractors in the more typical sense of the word. The contributions of Wright and Hogan are discussed above under Criterion A. No other architect is listed, and there is no evidence that the building at 4637-4643 Maubert Avenue would be considered significant under this aspect of Criterion C as the work of a master.

The building was evaluated for its potential to possess high artistic value. High artistic value typically refers to "an aesthetic ideal," such as stained glass or sculpture. *National Register Bulletin #15* states that "a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. This is not the case for the building at 4629-4635 Maubert Avenue. It does not articulate a particular, unique concept of design that would lead it to express an aesthetic ideal or high artistic value.

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. The surrounding area does not appear to be a potential historic district. Though developed in approximately the same period, the 1920s, the area has since been substantially redeveloped over the course of the late twentieth and early twenty-first centuries. It is no longer visually cohesive or evocative of a particular period of time. The property as therefore evaluated individually, and this aspect of Criterion C does not apply.

For all the reasons outlined above, the building does not appear to be significant under Criterion C.

Criterion D

To be eligible for listing under Criterion D, a property's physical material must have yielded or may be likely to yield, information important to history or prehistory.

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the property discussed in this evaluation. Therefore, it does not appear to be significant under Criterion D.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the property does

CONTINUATION SHEET

Page 5 of 7

not appear to be significant under any of the National Register criteria, it has no period of significance. Nevertheless, it was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. While some factors of integrity are more important than others depending on the property, a majority of the seven recognized factors should be retained.

The property located at 4637-4643 Maubert Avenue retains integrity of location, as the buildings have not been moved. The residence has seen rather extensive alterations, including the replacement of windows, alteration to the entrance porch and overhang, likely removal of decorative features, and likely alteration of the rounded pilasters on the primary elevation (they are now flat). It therefore no longer retains integrity of design. The property no longer retains integrity of setting, as the surrounding setting has changed substantially since the residence and garage were constructed in 1920. Most notably, the opposite block is now institutional in use when it was originally residential.

The alterations to the residence have impacted its integrity of materials and workmanship, though overall this aspect of integrity is retained. The building retains integrity of feeling since overall it continues to visually express the period of time in which it was constructed. The property was not found to be significant under Criteria A or B. Since integrity of association is defined as “the direct link between an important event or person and a historic property,” and no important events or persons were found to be associated with the property, integrity of association does not apply.

Conclusion

Though the property at 4637-4643 Maubert Avenue retains the majority of its applicable aspects of integrity, there is no evidence that it possesses historical or architectural significance. According to the analysis enumerated above, the property does not appear to be eligible for the National Register under any criteria.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property appears to be ineligible for listing on the California Register for the same reasons outlined above.

Los Angeles Cultural Heritage Ordinance

Likewise, because the City of Los Angeles criteria were modeled on the National and California Registers criteria, the property appears to be ineligible for designation as an HCM for the same reasons outlined above.

*Resource Name or # (Assigned by recorder) 4637-4643 Maubert Avenue

Recorded By: Elysha Paluszek, GPA Consulting

Date: 02/28/19

Continuation

Update



Image 1: East elevation, looking northwest (GPA Consulting, 2019).



Image 2: South and west elevations, looking northeast (GPA Consulting, 2019).



Image 3: West elevation, looking northeast (GPA Consulting, 2019).



Image North elevation, looking southeast (GPA Consulting, 2019).



Image North elevation, looking southwest (GPA Consulting, 2019).



Image Detached garage, south elevation, looking northeast (GPA Consulting, 2019).

*Map Name: Hollywood, CA *Resource Name or # (Assigned by recorder) 4637-4643 Maubert Avenue
 *Scale: 1: 24,000 *Date of Map: 2018



PRIMARY RECORD

Primary # _____

HRI _____

Trinomial # _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name or # (Assigned by recorder) 4645 1/2-4651 Maubert Avenue

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ % of _____ % of Sec _____ ; B.M. _____

c. Address 4629-4635 Maubert Avenue City Los Angeles Zip 90027

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 5542-014-023

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 4645 1/2 Maubert Avenue is occupied by two-story multi-family residence (fourplex) and detached garage, both constructed in 1920. Posted address ranges for the property are 4645 1/2-4651 Maubert Avenue.

Though presumably designed in the Mediterranean Revival style like the adjacent buildings, the fourplex has been substantially altered and no longer reflects a particular architectural style. The building is two stories in height and U-shaped in plan. It is clad in vinyl vertical and horizontal siding and has a flat roof with raised parapet. The building has a shed roof parapet with clay tiles above the primary elevation and the first bays of the east and west elevations. A projecting boxed cornice is just below the shed roofline and features brackets carved with acanthus leaves. Along the remainder of the roofline, the raised flat parapet has metal flashing and no coping.

There are four entrances in the center of the primary elevation. They are located within a recessed stoop accessed by concrete steps and below a flat roof overhang supported by decorative metal posts. Each entrance consists of a single door covered by security screens; three are multi-light wood doors and one consists of a wood paneled door.

(continued page 3)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) South and east

elevations, looking northwest (photo

Taken February 2019)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1920; Source: LA County Assessor

*P7. Owner and Address:

MAUBERT LA VI LLC

2029 CENTURY PARK E 21ST FL

LOS ANGELES CA 90067

*P8. Recorded by: Name,

affiliation, and address) _____

Elysha Paluszek

GPA Consulting

617 S. Olive Street Suite 910

Los Angeles, CA 90014

*P9. Date Recorded: 02/28/2019

*P10. Survey Type: (Describe)

Intensive

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

GPA Consulting, "4629, 4637, and 4645 1/2 Maubert Avenue, Los Angeles, CA Historical Resource Evaluation Report," March 2019

*Attachments: Location Map Sketch Map Continuation Sheet Building, Structure & Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photographic Record Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential

*B5. Architectural Style Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built, 1920;

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Detached garage

B9a. Architect: _____ b. Builder: Wright and Hogan

*B10. Significance: Theme Multi-family Residential Development, LA Area Local (Los Angeles)
Period of Significance: N/A Property Type: Residential Applicable Criteria: N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was evaluated for eligibility for listing in the National Register. The contexts considered in this evaluation were Residential Development and Suburbanization, Multi-Family Residential Development, 1895-1970 (Subtheme: Apartment Houses, 1895-1970) and Mediterranean Revival architecture.

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context and theme considered in this evaluation is Residential Development and Suburbanization, Multi-Family Residential Development, 1895-1970. The applicable sub-theme is Apartment Houses, 1895-1970. This context is applicable to both Criteria A and C and was utilized for both evaluations in this report.

According to the LACHCS, properties significant under the Apartment Houses theme may “represent an important building type that proliferated throughout the city during most of the twentieth century and reflect trends in urban planning to accommodate a wide range of full and part time residents as well as tourists and other visitors” (Historic Resources Group, 32).

The context statement notes that apartment houses are one of the most common multi-family residential property types in Los Angeles. By the 1920s, when the property was built, apartment houses were being constructed to accommodate the influx of tourists and residents and were an increasingly ubiquitous element of the built environment. The property at 4629-4635 Maubert Avenue does not appear to be associated in a significant manner with apartment house and multi-family residential development of Los Angeles during the 1920s. While the property reflects a general development trend, it does not represent the residential development of the city more than the numerous other multi-family residential buildings constructed during the same period. In evaluating a property’s significance under Criterion A, one must consider the larger events or trends with which it is associated. *National Register Bulletin #15* points out that “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” (Andrus and Shrimpton).

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) _____

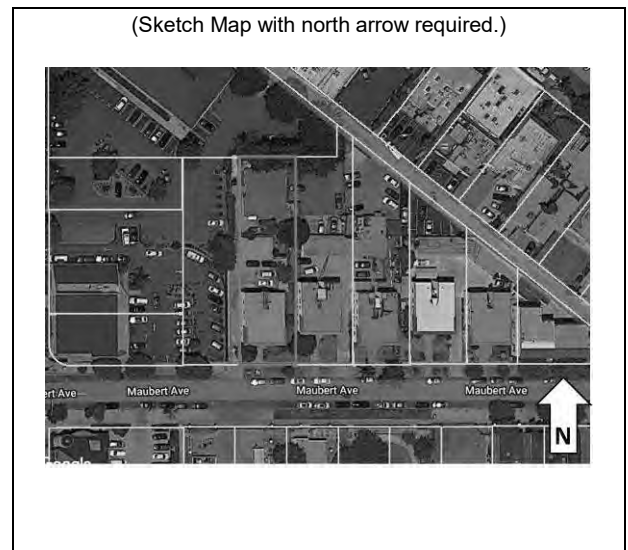
*B12. References: See continuation sheet for full list of references.

B13. Remarks:

*B14. Evaluator: Elysha Paluszek
GPA Consulting
617 South Olive Street Suite 910
Los Angeles, CA 90014

*Date of Evaluation: 02/28/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 7

Recorded By: Elysha Paluszek, GPA Consulting ***Resource Name or #** (Assigned by recorder) 4645 ½-4651 Maubert Avenue **Date:** 02/28/19 Continuation Update

P3a. Description (cont.)

To either side of the entrance are tripartite windows set within plaster surrounds. The narrow outer windows are one-over-one, double hung wood sash. The center window is one-over-one wood fixed. At the second floor, paired vinyl sliding windows are set in plaster surrounds directly above the first-floor windows. Centered above the entrance on the second floor are smaller, vinyl windows with plaster surrounds. Windows on the secondary elevations include one-over-one, double-hung wood sash, and multi-light wood sash, as well as aluminum and vinyl fixed and sliding windows. A wooden stairwell provides access to the second story on the north side of the building, within the lightwell.

Alterations to the building include the replacement of what was likely stucco cladding with vinyl siding, replacement of original wood windows with aluminum and vinyl windows, removal of decorative features and some wood windows frames, alterations to the entry stoop, replacement of one multi-light entrance door with a paneled door, and the addition of security screens over all of the entrance doors.

There is a detached garage located to the north of the residence at the rear of the parcel. It is one story in height, clad in textured stucco and wood, and has a flat roof. It has three metal tilt-up vehicular doors. It was once larger in size and connected to the garage for the property to the west, in a similar configuration as the garages for the properties at 4629 Maubert Avenue and 4637 Maubert Avenue. The residence and garage to the west have been demolished.

A one-story building is located at the rear of the property. Constructed in 1975, the building has a low-pitched hipped roof and is clad in textured stucco. The south elevation features two entrances with single doors. The west entrance, a door covered by a security screen, has a small concrete porch with an overhang supported by metal railing. The east entrance is suspended above grade and consists of a wood slab door. There is a pair of sliding glass doors on the east side of the south elevation. It is accessed via a concrete stoop and steps surrounded by metal railing. The sliding doors are covered by security bars. Windows on the building consist are sliding aluminum. A shed is located to the rear (north) of the building.

B10. Significance (cont.)

Although the property meets the eligibility standards and possesses many of the associative features outlined in the *LACHCS*, it does not have a significant association with the multi-family residential development of Los Angeles or the proliferation of the apartment house across the city. The property does not appear to be significant under Criterion A for its association with this context.

The building to the rear of 4645 ½-4651 Maubert Avenue was constructed in 1975 as infill construction in an area that was already largely built out. It does not appear to have any significant association with the residential development of Hollywood or Los Angeles in general.

The building was constructed by developers Wright and Hogan (they are listed as the owner, architect, and contractor on the original building permit). The company of Wright and Hogan, Inc. were property developers in the 1920s. Relatively little information was found about the company. What is known from articles in the *Los Angeles Times* and *Southwest Building and Contractor* is that they were sub-dividers and developers in Los Angeles in the 1920s. They are also listed as builders and sales agents for the Community Building Corporation, about which minimal information was found. City directory listings indicate that Ben O.L. Wright was the president of Wright and Hogan, Inc., real estate sub-dividers and builders, and Dennis B. Hogan was a member of Wright and Hogan. Orin L. Wright was secretary for the company. In the late 1920s, the company developed a cooperative poultry project near Artesia, cut into one-acre tracts from an existing ranch property. By that time Ben Wright was the manager of the California Capon Poultry Ranch in Artesia (Clymer, K14).

There is no indication that the company of Wright and Hogan could be considered significant builders or developers, and the building at 4645 ½-4651 Maubert Avenue does not appear to be significant under Criterion A for its association with the company.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research was conducted into the owners and tenants of the property.

CONTINUATION SHEET

Page 4 of 7

Lynn C. and Gertrude M. Throop owned a portion of the property from 1922 to 1930. Lynn C. Throop was born in Michigan and worked as an oil driller. He was born in 1881 and was married to Gertrude M. Throop, who was born in 1894 in Kentucky or Missouri (sources vary). By 1924, Lynn is listed as the president of the Santa Clara Oil Development Company, but minimal information was found about him. The Throops lived at 4649 Maubert Avenue. Minimal information was found about Maude G. Throop, though it is known she lived at 4649 Maubert Avenue in 1932, according to city directories. The Throops that owned the subject property do not appear to have any relation or ties to the California Institute of Technology (originally founded as Throop University by Amos G. Throop) in Pasadena.

Robert J. Trimble, who owned a portion of the property from 1912 to 1924, was born in 1868 and passed away in 1924. No additional information about him was found.

Pincus A. Kranz, who owned a portion of the property in 1924, was born in 1867 in Austria and was married to Fannie Krantz. He worked in real estate.

Elon J. Clarke, who owned the property from at least 1943 to 1956, was born in Kansas in 1875 or 1880. Research revealed minimal information about Clarke.

There is no evidence that any of the residents listed as living at the property would be considered persons significant in our past. For these reasons, the property does not appear to be associated with the lives of significant individuals and does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The building located at 4645 ½-4651 Maubert Avenue was evaluated as an example of its property type (apartment house). As indicated in the historic context above, the apartment house was a property type constructed throughout Los Angeles in the 1910s and 1920s to meet the housing needs of a rapidly growing city. Although the building displays many of the eligibility standards and character-defining features listed in the *Los Angeles Citywide Historic Context Statement*, many of the character-defining features are rather general in nature and encompass most examples of the property type. The building at 4645 ½-4651 Maubert Avenue displays some of the character-defining features of the type, but it nonetheless remains a typical example of an apartment house constructed during the 1920s in Hollywood. Numerous examples of the apartment house property type were recorded by SurveyLA in the Hollywood CPA and other CPAs in the city. The building was not identified by SurveyLA as a significant example of its property type. It is merely a representative example of a very common property type and does not stand out as embodying the characteristics of its property type more than the many other apartment houses found in Los Angeles.

The building was also evaluated as an example of the Mediterranean Revival style. The building at 4645 ½-4651 Maubert Avenue has been significantly altered (see integrity discussion below), and it no longer displays the character-defining features of the Mediterranean Revival style in any way. Due to its alterations, it no longer accurately reflects the period in which it was constructed. The building to the rear of 4645 ½-4651 Maubert Avenue does not display the character-defining features of a particular style. It is a vernacular single-family residential unit. It is constructed of typical materials, and in no way does it embody the distinctive characteristics of a type, period, or method of construction. None of the buildings on the property appear to be significant under this aspect of Criterion C.

Developers Wright and Hogan are listed as the architect and contractor on the original building permit. However, the company of Wright and Hogan were property developers in the 1920s, not architects or contractors in the more typical sense of the word. The contributions of Wright and Hogan are discussed above under Criterion A. No other architect is listed, and there is no evidence that the building at 4645 ½-4651 Maubert Avenue would be considered significant under this aspect of Criterion C as the work of a master.

The building was evaluated for its potential to possess high artistic value. High artistic value typically refers to “an aesthetic ideal,” such as stained glass or sculpture. *National Register Bulletin #15* states that “a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. This is not the case for the building at 4645 ½-4651 Maubert Avenue. It does not articulate a particular, unique concept of design that would lead it to express an aesthetic ideal or high artistic value.

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. The surrounding area does not appear to be a potential historic district. Though developed in approximately the same period, the 1920s, the area has since been substantially redeveloped over the course of the late twentieth and early twenty-first centuries. It is no longer visually cohesive or evocative of a particular period of time. The property as therefore evaluated individually, and this aspect of Criterion C does not apply.

CONTINUATION SHEET

Page 5 of 7

For all the reasons outlined above, the building does not appear to be significant under Criterion C.

Criterion D

To be eligible for listing under Criterion D, a property's physical material must have yielded or may be likely to yield, information important to history or prehistory.

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the property discussed in this evaluation. Therefore, it does not appear to be significant under Criterion D.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the property does not appear to be significant under any of the National Register criteria, it has no period of significance. Nevertheless, it was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. While some factors of integrity are more important than others depending on the property, a majority of the seven recognized factors should be retained.

The property at 4645 ½-4651 Maubert Avenue retains integrity of location, as the building has not been moved. The residence has been extensively altered, including the removal of pilasters and likely removal of decorative features above the first story windows, replacement of cladding and windows, and alteration to the porch. Very few of the building's original stylistic features remain. The building, therefore, does not retain integrity of design. The property no longer retains integrity of setting, as the surrounding setting has changed substantially since the residence and garage were constructed in 1920. Most notably, the opposite block is now institutional in use when it was originally residential.

The extensive alterations have resulted in a loss of integrity of materials, workmanship, and feeling, as the residence no longer reflects its 1920 date of construction. The property was not found to be significant under Criteria A or B. Since integrity of association is defined as "the direct link between an important event or person and a historic property," and no important events or persons were found to be associated with the property, integrity of association does not apply.

Conclusion

There is no evidence that the property at 4645 ½-4651 Maubert Avenue possesses historical or architectural significance. Furthermore, it no longer retains integrity due to extensive alterations. According to the analysis enumerated above, the property does not appear to be eligible for the National Register under any criteria.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property appears to be ineligible for listing on the California Register for the same reasons outlined above.

Los Angeles Cultural Heritage Ordinance

Likewise, because the City of Los Angeles criteria were modeled on the National and California Registers criteria, the property appears to be ineligible for designation as an HCM for the same reasons outlined above.

Recorded By: Elysha Paluszek, GPA Consulting *Resource Name or # (Assigned by recorder) 4645 1/2-4651 Maubert Avenue
Date: 02/28/19 Continuation Update



Image 1: East elevation, looking northwest (GPA Consulting, 2019)



Image 2: South elevation, looking northeast (GPA Consulting, 2019)



Image 3: West elevation, looking northeast (GPA Consulting, 2019)



Image 4: North elevation, looking southeast (GPA Consulting, 2019)

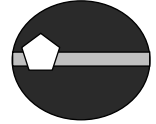


Image 5: North elevation, detached garage, looking southeast (GPA Consulting, 2019)



Image 6: Detached residence, south and west elevations, looking northeast (GPA Consulting, 2019)

Appendix G
Geotechnical Report



GeoPentech

February 26, 2019
Project No. 18066A

Mr. Andrew Settle
Carmel Partners
429 Santa Monica Boulevard, Suite 700
Santa Monica, CA 90401

**SUBJECT: PRELIMINARY GEOTECHNICAL EVALUATION REPORT
4629, 4637, AND 4645 ½ MAUBERT AVE,
LOS ANGELES, CALIFORNIA**

Dear Mr. Settle:

GeoPentech is pleased to present this preliminary geotechnical evaluation report for the proposed 8-story mixed-use project at 4629, 4637, and 4645 ½ Maubert Ave. in Los Angeles, California. The site location is shown in Figure 1. This work is performed in accordance with our proposal dated October 1, 2018 and your subsequent authorization. Our evaluations are based on our understanding of the project, the results from our field exploration, and our experience with similar projects in the Los Angeles area.

BACKGROUND AND PROJECT DESCRIPTION

Based on your description of the project by phone and email on September 25, 2018, and follow-up discussions on October 1, 2018, we understand that the development will include an eight (8) story residential mid-rise with 5 residential levels over 3 podium levels. In addition, there will be one to two (1-2) subterranean basement levels. The approximate outline of the project site is shown on Figure 2. Currently, no layout or structural loading information is available for the proposed structures.

EXISTING SITE CONDITIONS

The project site is located on Maubert Ave. in Los Angeles, California at three contiguous addresses, 4629, 4637, and 4645 ½. The approximate extents of the project site are shown on Figure 2. The site is bounded on the south by Maubert Avenue, on the north by an alleyway, and on the remaining two sides by adjacent properties, including two bank parking lots to the west and a residential building to the east. The northeast side of the site is currently an asphalt-paved parking lot, the south side is currently occupied by three two-story residential buildings, and the west side is occupied by a one-story residential building. We understand that these buildings would be demolished prior to construction of the proposed structure. The existing ground surface slopes slightly from approximately elevation 411 feet (NAVD88) on the north side to about 407 feet (NAVD88) on the south side.

GEOLOGIC CONDITIONS

Geologic Setting

Regionally, the site is in the northern end of the Peninsular Ranges physiographic province near the southern boundary of the Transverse Ranges physiographic province. Northwest trending mountains and faults characterize the Peninsular Ranges, while east-west trending mountains and faults characterize the Transverse Ranges. Figure 3a shows a geologic map of the site area, compiled by the California Geological Survey (CGS,

2012), and Figure 3b shows the map legend with the geologic unit descriptions. As indicated on Figure 3a, the site is situated about 1 mile west of the Elysian Hills and Silver Lake Reservoir, at the northern edge of the Los Angeles Basin. The site is located on old alluvial fan deposits (Qof) of Late to Middle Pleistocene-age. The underlying sediments are generally composed of clays, silts, sands, and gravels associated with fluvial and distal alluvial fan depositional environments. The closest watercourse to the site is the Los Angeles River which is channelized in this area and runs to the northeast of Silver Lake through the Elysian Hills.

Faults

The project site is located within a seismically active region of southern California. Recent examples of the seismic activity in the region include the 1987 Whittier Narrows earthquake and the 1994 Northridge earthquake. Figure 4a shows the site location relative to mapped active faults in the region identified by the USGS (2010), as well as recorded seismicity in the region. The closest active faults that have ruptured the ground surface in Late Quaternary time are the Hollywood Fault, which is located approximately 0.8 kilometers north of the site, and the Raymond Fault, which is located approximately 2.6 kilometers northeast of the site. Other significant faults in the area that have a potential to generate strong ground motions at the site, include the Santa Monica Fault located about 12 kilometers to the west, the Newport-Inglewood Fault also located about 12 kilometers to the west, the Anacapa Dume Fault located about 19 kilometers to the southwest, the Whittier Fault located about 24 kilometers to the southeast, the Palos Verdes Fault located about 24 kilometers to the southwest at its closest mapped point, and the San Andreas Fault about 51 km to the northeast. Note that other quaternary-active faults are also mapped in the region that have the potential to generate strong ground motions at the site.

In addition to the active source faults that have ruptured the ground surface, potentially active blind thrust faults are also believed to exist at depth in the region of the site (See Figure 4b), including the Upper Elysian Park Thrust (Oskin et al., 2000) and the Puente Hills Blind Thrusts (Shaw and Shearer, 1999). These blind thrust faults do not explicitly rupture the surface by definition but are inferred to exist at depth based on indirect information, such as seismicity, folded stratigraphy, and geodetic modeling of regional InSAR and GPS data sets. Recognition of the existence of blind thrust faults in the region was largely triggered by the occurrence of the 1987 Whittier Narrows earthquake and reinforced by the 1994 Northridge earthquake, both of which occurred on blind thrust faults.

Site Geology and Subsurface Conditions

Two borings (designated B-1 and B-2) were drilled by GeoPentech on the site to evaluate the soil and groundwater conditions. Laboratory tests were performed on selected samples from these borings to evaluate the index and engineering properties of the encountered material. The locations of the borings are shown on Figure 2, while the boring logs and laboratory results are shown in Appendices A and B, respectively.

Borings B-1 and B-2 were advanced to depths of 51.5 feet and 71 feet below the ground surface, respectively. Both borings were drilled using an 8-inch diameter hollow stem auger drill. The work was performed under the supervision of a geotechnical engineer or geologist who monitored the drilling operations and prepared a field record of soils observed and drilling conditions encountered. The drilling was subcontracted to Martini Drilling, who provided all drilling equipment, crew, and supplies. Details of the current explorations and the logs of the borings are presented in Appendix A.

Laboratory tests were performed on selected samples obtained from the borings to aid in the classifications of the soils and to evaluate the pertinent engineering properties of the soils. The tests performed included: moisture content and dry density, Atterberg limits, sieve analysis, passing no. 200 sieve, direct shear, consolidation, and corrosivity.

The geotechnical testing was conducted at the laboratory facilities of Leighton in Irvine, California. The tests were performed in general accordance with applicable procedures of the American Society for Testing and Materials (ASTM), and the State of California Department of Transportation, Standard Test Methods (DOT

CA). The results of the laboratory tests are summarized in Table B-1, on the boring logs in Appendix A, and on laboratory test sheets presented in Appendix B.

Based on the published geologic maps and the field investigation boring data, the geologic units underlying the site were interpreted to be artificial fill soils, underlain by Quaternary-age alluvial fan deposits (alluvium), in turn underlain by Fernando Formation bedrock.

Figures 5a and 5b show geologic Sections A-A' and B-B', respectively. The locations of the geologic cross sections are shown on Figure 2. These sections include a summary of boring information for borings B-1 and B-2, the approximate outline of existing buildings at the site, the approximate location of the site limits, and our geologic interpretation. Descriptions of the geologic units are discussed below.

- Artificial Fill: Fill soils, were encountered at a depth of approximately 7 and 3 feet within Borings B-1 and B-2, respectively.
- Quaternary Alluvium: Underlying the fill, the alluvium typically consists of dense to very dense silty sand and very stiff to hard clay.
- Fernando Formation: Underlying the alluvium, Fernando formation claystone and siltstone was encountered. The bedrock was encountered at approximate elevation of 380 ft (NAVD88) (depth of 30 feet) in Boring B-1 and elevation of 390 ft (NAVD88) (depth of 20 feet) in boring B-2.

Groundwater was encountered in B-2 at a depth of about 52.3 feet during the drilling and rose to a depth of about 47.1 feet the following day. According to the seismic hazard zone report for the Hollywood Quadrangle (CGS 1998), historically highest groundwater in the vicinity of the site may be around 20 to 40 feet below the ground surface, as shown on Figure 6. Note that groundwater levels can fluctuate over time depending on seasonal rainfall and other influences. Also note that groundwater can become temporarily perched at higher elevations depending on the local subsurface conditions, and particularly near the elevation of the soil-bedrock interface.

EVALUATION OF GEOLOGIC AND SEISMIC HAZARDS

An evaluation of the potential impacts on the site from potential geologic and seismic hazards is presented below.

Fault Surface Rupture

The closest established AP Zones are along the Hollywood Fault about 1.0 km to the north, based on a review of the Safety Element of the Los Angeles City General Plan (1996) and Alquist-Priolo Special Studies Zone for the Hollywood and Los Angeles Quadrangles (CGS, 2014, 1977). No known active faults cross or project toward the site, nor is the site located in a currently established Alquist-Priolo (AP) Special Study Zone of Required Fault Investigation (see Figures 7a and 7b). Therefore, the potential for fault surface rupture at the site is considered low.

The site is located on the hanging wall of the Puente Hills Fault (LA) blind thrust seismic source and is located to the west of several others including the Puente Hills Fault, Compton Fault, and Elysian Park Fault blind thrust seismic sources. Although these blind thrusts do not represent discrete surface rupture hazards to the site, they are sources of potential seismic shaking and possibly distributed coseismic ground deformation.

Seismic Shaking

The site is subject to strong shaking during a major earthquake on nearby faults. Therefore, the design of the structure should include seismic design provisions as per existing building code requirements. The design seismic design values would be provided after the necessary field exploration is completed for the design and construction of the buildings.

Liquefaction Potential

Liquefaction potential is greatest where the groundwater level is shallow, and submerged, loose, fine sands occur within a depth of about 50 feet or less below the ground surface. Liquefaction potential decreases as clay and gravel content increase. Also, higher ground accelerations and shaking durations during earthquakes increase the liquefaction potential.

According to the Safety Element of the Los Angeles City General Plan (1996), and the CGS Seismic Hazard Zones Map of the Hollywood and Los Angeles Quadrangle (2014, 1999), the site is not located within an area of required liquefaction investigation (see Figures 8a and 8b). This classification is consistent with the observations in the borings drilled at the site, which indicate that the soils at the site are mostly alluvial sandy silt and silty sand material underlain by shallow bedrock encountered at about 20-30 feet below the ground surface composed of predominantly weak silty claystone. Groundwater was encountered at a depth of about 47 feet below ground surface within boring B-2. No groundwater was encountered within the fill or alluvium.

Based on the available boring information, the expected removal of at least the upper 10 feet of material at the site for one to two subterranean levels, and consistent with the designation of the site as a location not within a zone of required investigation for liquefaction hazard, the potential for liquefaction hazard at the site is considered low.

Seismically-Induced Settlement

Seismically-induced settlement is often caused when unsaturated loose to medium-dense granular soils are densified during ground shaking. Based on the available boring information, the potential for seismically induced settlement at the site is considered low.

Subsidence

Ground surface subsidence generally results from the extraction of fluids or gas from the subsurface that can result in a gradual lowering of the overlying ground surface. Subsidence can also occur when subsurface peat deposits oxidize and undergo volume loss. As there are no known ongoing extractions of oil or water that would lead to subsidence at the site, and the subsurface soils are not known to contain significant quantities of peat, the potential for subsidence at the site is considered low.

Flooding

According to the FEMA flood insurance map for the area (FEMA 2008), the site is not located within a defined floodplain or floodway boundary (see Figure 9). As such, flooding is not considered a hazard at the site.

Seiches and Inundation (Water Storage Facilities)

This potential hazard is associated with seiches (water waves created when a body of water is shaken that have the potential to overtop a water storage facility) and inundation due to water storage facility failure. The site is not located adjacent to a body of water and is not located in a potential inundation area according to the Safety Element of the Los Angeles City General Plan (1996). Therefore, the hazard associated with seiches and inundation is considered small at the project site.

Landslide

The potential for landsliding is highest in areas of moderate to steep terrain that are underlain by unfavorably oriented geologic layering or discontinuities. The site is located on relatively flat terrain, the underlying

sedimentary units are relatively flat lying, and no landslides are mapped in the vicinity of the site (CDMG, 1998). In addition, the site is not in a designated earthquake-induced landslide hazard zone (CGS, 2013). Therefore, a potential for landslide is considered negligible.

Tsunami

A tsunami is a sea wave generated by a large submarine landslide or an earthquake-related ground deformation beneath the ocean. Historic tsunamis have been observed to produce a run-up on shore of several tens of feet in extreme cases. The California Emergency Management Agency (CEMA) has issued tsunami inundation maps for most of the potentially affected coastal areas of California. Note that CEMA describes the inundation line on their maps as representing “the maximum considered tsunami runup from a number of extreme, yet realistic, tsunami sources”.

The project site is located outside of any mapped area for Tsunami Inundation issued by CEMA and as such no potential damage from a tsunami at the site is considered.

Volcanic Eruption

Potential hazards from volcanic eruptions include both lava flows and ash falls from relatively nearby volcanoes. No active volcanic sources are present in the Los Angeles basin. Therefore, the potential for damage at the site due to volcanic eruption is considered to be negligible.

Erosion

The majority of the ground surface at the site is relatively level and is or will be covered with building, asphalt or concrete pavements. As such, erosion is not considered a hazard at the site.

Methane

The site is not located within a methane or methane-buffer zone (see Figure 10) as defined by the City of Los Angeles (2004).

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Based on our review of the documents provided to us and our understanding of the subsurface conditions, the proposed project is feasible from a geotechnical standpoint provided that specific measures are taken to address the potential hazards listed above. Further recommendations for project planning purposes are provided below.

Seismic Design

The site is subject to strong shaking during a major earthquake on nearby faults. Therefore, the design of the structure should include seismic design provisions as per existing building code requirements. We anticipate that because the proposed residential building will be 8-stories tall, it will not be subject to additional peer review imposed by LADBS.

Foundations

Depending on the structural loads and final building configuration footings or mat foundations could be used to support the proposed 8-story building. Piles/drilled piers can also be used to support heavier loads, or transfer building loads to deeper geologic unit.

Excavations

Based on the understanding that the proposed development will extend one to two subterranean levels below grade (i.e. 1-2 basement levels), we anticipate most undocumented fill at the site would likely be removed as part of the site preparation before building. In the event that subterranean levels are not ultimately included in

the development, these soils would need to be removed (i.e. overexcavation). Fill thickness at the site based on the two borings completed (B-1 and B-2) are approximately 3 to 7 feet deep. However, as is common on sites throughout Los Angeles, localized areas of debris, abandoned utilities and previously demolished basements/foundations, undocumented fill, or other subsurface anomalies may exist at the site. These materials should be removed prior to foundation construction as part of the subgrade preparation.

Groundwater encountered during drilling were relatively deep (about 50 feet bgs) and it is considered unlikely that the groundwater level would extend into the proposed excavation levels of about 15 to 30 feet below existing grade. However, note that groundwater levels can fluctuate seasonally and perched water could also be encountered, particularly near the level of interface between soil and bedrock. Perched water could likely be removed with sumps and pumps during excavation.

Shoring

Based on the understanding that one to two subterranean levels will be constructed, excavations may extend about 15 to 30 feet below existing grade. If excavations extended to levels where slopes of steeper than 1:1 or vertical cuts higher than 4 feet were needed, temporary shoring would be required.

Provided that shoring extends no more than about 20 feet high, the shoring elements may consist of cantilever soldier pile walls with lagging. Cantilever walls greater than about 20 feet high should generally be avoided to minimize deflections and potential damage to adjacent buildings or infrastructure.

For excavations deeper than about 20 feet, internal bracing or soil anchors (i.e. tiebacks) could be used. Further details of the proposed development would be needed to provide more specific recommendations in this regard.

Stormwater Infiltration

Based on our understanding of the subsurface conditions, and the historic highest water levels reported in the vicinity of the site by CGS, we consider the site an unlikely candidate for successful stormwater infiltration using dry-wells. LADBS requires infiltration wells be located at least 10 feet above the highest historic groundwater level and 10 feet away from foundations. During our field investigation, Fernando Formation bedrock was encountered within about 20 to 30 feet of the ground surface and achieving adequate infiltration rates within this geologic unit is considered unlikely. We encountered only limited amounts of sand that were discontinuous within the soils above the bedrock, and these units were understood to be within the 10 foot limit established by LADBS from the potential proposed foundation levels. Accordingly, we did not perform any percolation testing during our field investigation. Given our understanding that the proposed development would extend across the entire site, this would likely preclude use of dry wells or infiltration beds on the site.

Future Work

Should the project proceed, a limited confirmatory field exploration program will be required for final design of the structure. The field exploration should include drilling of additional borings to supplement the existing subsurface information at the site, with the goal of providing information near the south end of the site which we were not able to access during this phase of investigation and confirming our findings in borings B-1 and B-2. In addition, further laboratory testing including index testing, shear strength, expansion index, consolidation and others should be completed. This work will provide further information regarding seismic design and provide additional data for final design recommendations which will depend on the selected development approach (i.e. number of basement levels and shallow vs deep foundations). We anticipate one to two additional borings would be sufficient to cover the needed information.

Once structural plans are available, we can provide preliminary recommendations regarding foundations, shoring, and other items to allow your design team to further develop their concepts.


GENERAL CONDITIONS

This preliminary report is prepared specifically for your due diligence process based on your request. A confirmatory site-specific geotechnical exploration program should be performed to provide input into the design and construction of the project when the details of the project become finalized.


Professional judgments presented in this report are based on an evaluation of the technical information gathered and GeoPentech's general experience in the field of geotechnical engineering and geology. GeoPentech does not guarantee the performance of the project in any respect, only that the engineering work and judgment rendered meet the standard of care of the geotechnical profession at this time and location. The evaluation is geotechnical and geologic in nature and does not address the potential for hazardous waste or contamination at the site.

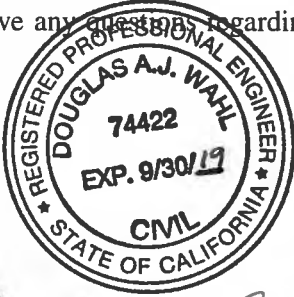
We appreciate the opportunity to be of continued service to you. If you have any questions regarding this report or require additional information, please call.


Very truly yours,
GeoPentech, Inc.


Steve Duke, CEG
Associate





Douglas Wahl, PE
Project Engineer




Rambod Hadidi, PE, GE
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Staff Engineer

Enclosed: Figures 1, 2, 3a, 3b, 4a, 4b, 5a,5b, 6, 7a, 7b, 8a, 8b, 9, and 10
Appendix A – Field Exploration
Appendix B – Laboratory Testing

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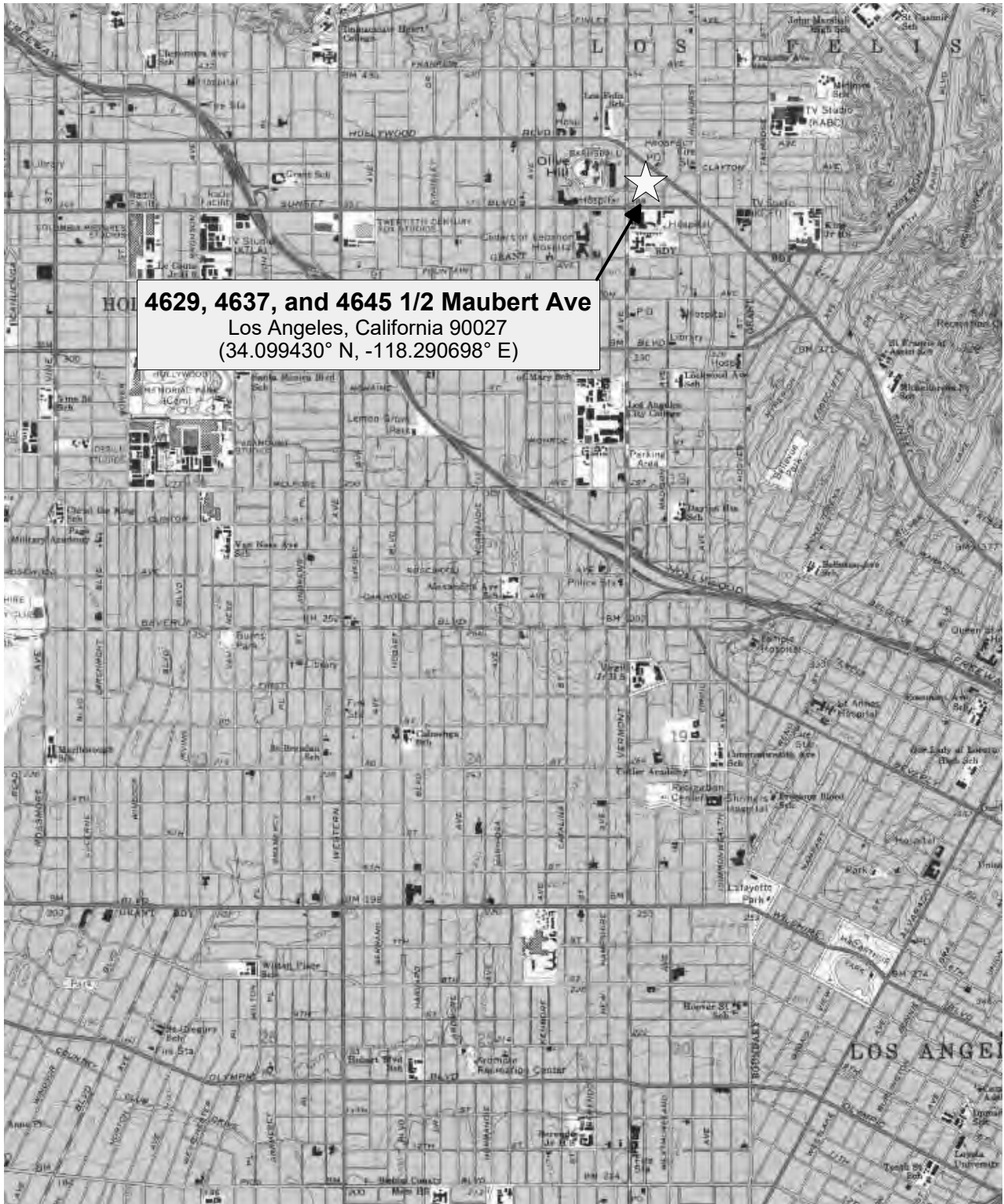
Mr. Andrew Settle
Preliminary Geotechnical Evaluation Report
4629, 4637, and 4645 ½, Maubert Ave, Los Angeles, CA
February 26, 2019

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Mr. Andrew Settle
Preliminary Geotechnical Evaluation Report
4629, 4637, and 4645 ½, Maubert Ave, Los Angeles, CA
February 26, 2019

Figures



4629, 4637, and 4645 1/2 Maubert Ave
 Los Angeles, California 90027
 (34.099430° N, -118.290698° E)

APPROXIMATE SCALE
 1" = 2 Miles



SITE LOCATION

Date: NOV 2018

Project No.: 18066A

Project: Maubert Ave Development

Figure: 1



Legend

- ⊕ Boring Locations
- - - Approx. Site Limits
- ══ Cross Sections

SITE PLAN

Date: NOV 2018

Project No.: 18066A

Project: Maubert Ave Development

Figure: 2

an, T.L., and Roffers, P.D.,
ial Deposits in Southern
le (Revised): CGS Special



acial Fill - deposits of fill resulting from human construction, mining, or quarrying activities; includes reerred fill for buildings, roads, dams, airport runways, harbor facilities, and waste landfills

ifferentiated Surficial Deposits - includes colluvium, slope wash, talus deposits, and other surface sits of all ages; generally unconsolidated but locally may contain consolidated layers

ide Deposits - may include debris flows and older landslides of various earth material and movement; unconsolidated to moderately well-consolidated

h Deposits - unconsolidated marine beach sediments consisting mostly of fine- and medium-grained, sorted sand

ial Wash Deposits - unconsolidated sandy and gravelly sediment deposited in recently active channels eams and rivers; may contain loose to moderately loose sand and silty sand

ial Fan Deposits - unconsolidated boulders, cobbles, gravel, sand, and silt recently deposited where a or stream issues from a confined valley or canyon; sediment typically deposited in a fan-shaped cone; ily sediment generally more dominant than sandy sediment

ial Valley Deposits - unconsolidated clay, silt, sand, and gravel recently deposited parallel to localized m valleys and/or spread more regionally onto alluvial flats of larger river valleys; sandy sediment rally more dominant than gravelly sediment

ce Deposits - includes marine and stream terrace deposits; marine deposits include slightly to rately consolidated and bedded gravel and conglomerate, sand and sandstone, and silt and siltstone; terrace deposits consist of unconsolidated thin- to thick-bedded gravel

trine, Playa, and Estuarine (Paralic) Deposits - mostly unconsolidated fine-grained sand, silt, mud, lay from fresh water (lacustrine) lakes, saline (playa) dry lakes that are periodically flooded, and ries; deposits may contain salt and other evaporites

n and Dune Deposits - unconsolidated, generally well-sorted wind-blown sand; may occur as dune or sheet sand

Holocene to Late Pleistocene (Surficial Deposits)

g Alluvial Fan Deposits - unconsolidated to slightly consolidated, undissected to slightly dissected er, cobble, gravel, sand, and silt deposits issued from a confined valley or canyon

g Alluvial Valley Deposits - unconsolidated to slightly consolidated, undissected to slightly dissected silt, sand, and gravel along stream valleys and alluvial flats of larger rivers

Late to Middle Pleistocene (Surficial Deposits)

Alluvial Fan Deposits - slightly to moderately consolidated, moderately dissected boulder, cobble, al, sand, and silt deposits issued from a confined valley or canyon

Alluvial Valley Deposits - slightly to moderately consolidated, moderately dissected clay, silt, sand, gravel along stream valleys and alluvial flats of larger rivers

terrace Deposits - slightly to moderately consolidated, moderately dissected marine and stream ce deposits

acustrine, Playa, and Estuarine (Paralic) Deposits - slightly to moderately consolidated, moderately ctected fine-grained sand, silt, mud, and clay from lake, playa, and estuarine deposits of various types

Middle to Early Pleistocene (Surficial Deposits)

Old Alluvial Fan Deposits - moderately to well-consolidated, highly dissected boulder, cobble, gravel, and silt deposits issued from a confined valley or canyon

Old Alluvial Valley Deposits - moderately to well-consolidated, highly dissected clay, silt, sand, and al along stream valleys and alluvial flats of larger rivers; generally uplifted and deformed

Quaternary (Bedrock)

Tertiary (Bedrock)

Coarse-grained Tertiary age formations - primarily sandstone and conglomerate

Fine-grained Tertiary age formations - includes fine-grained sandstone, siltstone, mudstone, shale, siliceous and calcareous sediments

Tertiary age formations of volcanic origin

Mesozoic and Older (Bedrock)

Coarse-grained Cretaceous age formations of sedimentary origin

Fine-grained Cretaceous age formations of sedimentary origin

Cretaceous and pre-Cretaceous metamorphic formations of sedimentary and volcanic origin

Serpentinite of all ages

Granitic and other intrusive crystalline rocks of all ages

SYMBOL EXPLANATION

[For geologic line symbols: lines are solid where location is accurate, long-dashed where location is approximate, short-dashed where location is inferred, dotted where location is concealed. Queries added where identity or existence may be questionable.]

Contacts

Contact

Gradational contact

Reference contact -- Used to delineate geologic units that were mapped as separate units on the original source map, but are consolidated on this map.

Fault -- Includes strike-slip, normal, reverse, oblique, and unspecified slip

Lineament

Folds -- Showing direction of plunge where appropriate

Anticline

Overtured anticline

Syncline

Dike

Stream

Spring



Andreas Fault

1971 M6.6 San Fernando

San Gabriel Fault

Simi-Santa Rosa Filt Zone

1994 M6.7 Northridge #1

1991 M5.6 Sierra Madre

Verdugo Fault

Sierra Madre Fault

Raymond Fault

1987 M6 Whittier Narrows

Hollywood Fault

★ SITE

Santa Monica Filt

Malibu Coast Fault

Newport

2009 M4.7 Inglewood

Palos Verdes

San Pedro Basin

Whittier Fault

2008 M5.4 Chino Hills

2014 M5.1 La Habra

La Habra Fault

Inglewood Fault

Verdes Fault

25
11

Fault

(e, M ≥ 2.0

ic activity in
atabase
auksson et

REGIONAL



SITE

Elysian Park

Los Angeles

Northridge

Ridge (Onshore)

Simi-Santa Rosa

Puente Hills (LA)

Puente Hills

Puente Hills (Santa Fe Springs)

Puente Hills (Coyote Hills)

Anaheim

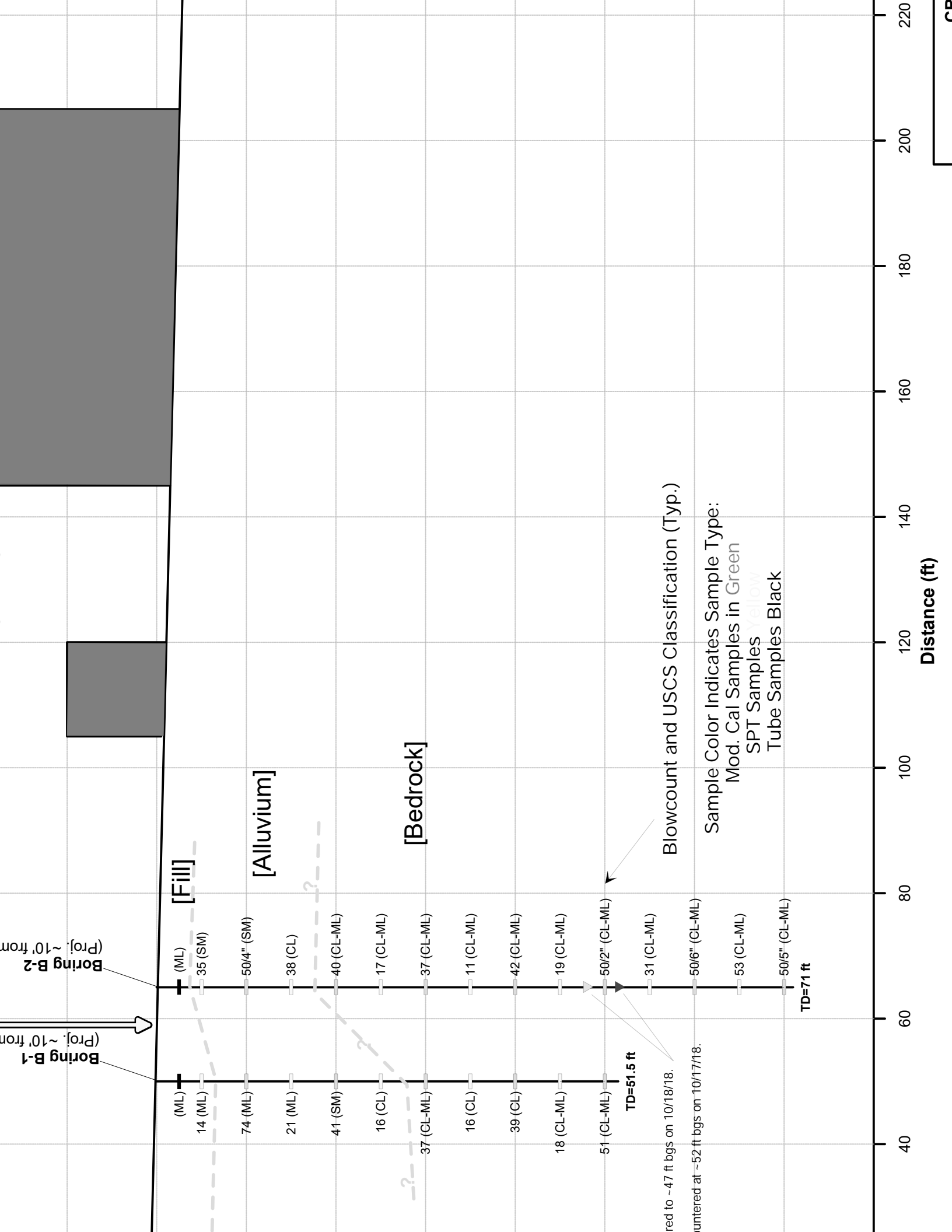
Peralta Hills

Anaheim

Compton

Long Beach

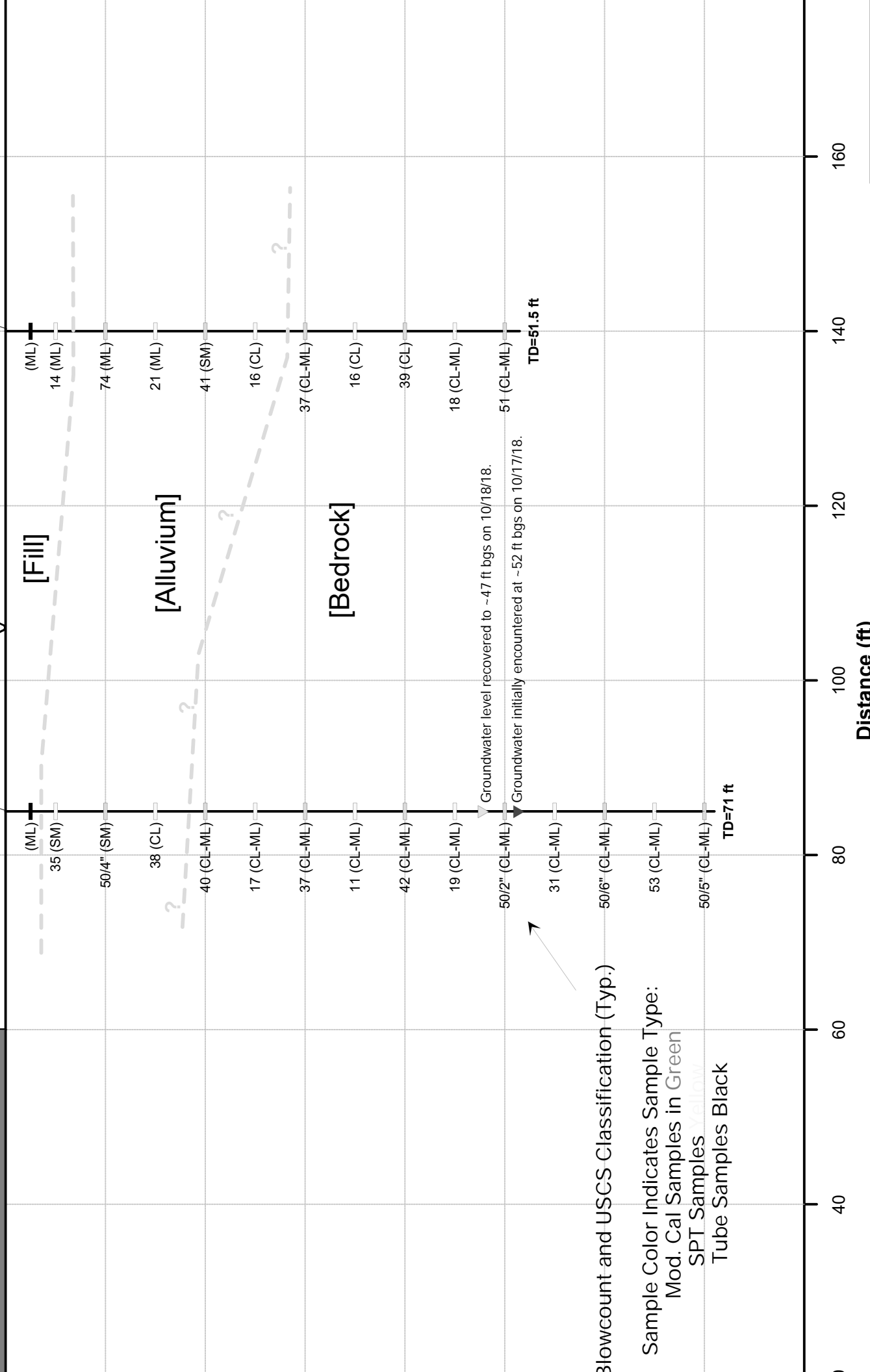
Santa Ana



Existing Building

Boring B-2
(Proj. ~10' from

Boring B-1
(Proj. ~10' from



160

140

120

100

80

60

40

0

Distance (ft)



Map Source:
 Seismic Hazard Zone Report for Hollywood 7.5-Minute Quadrangle (CGS, 1998)

HISTORICALLY HIGHEST GROUND WATER CONTOURS AND BOREHOLE LOG DATA LOCATIONS



Date: NOV 2018

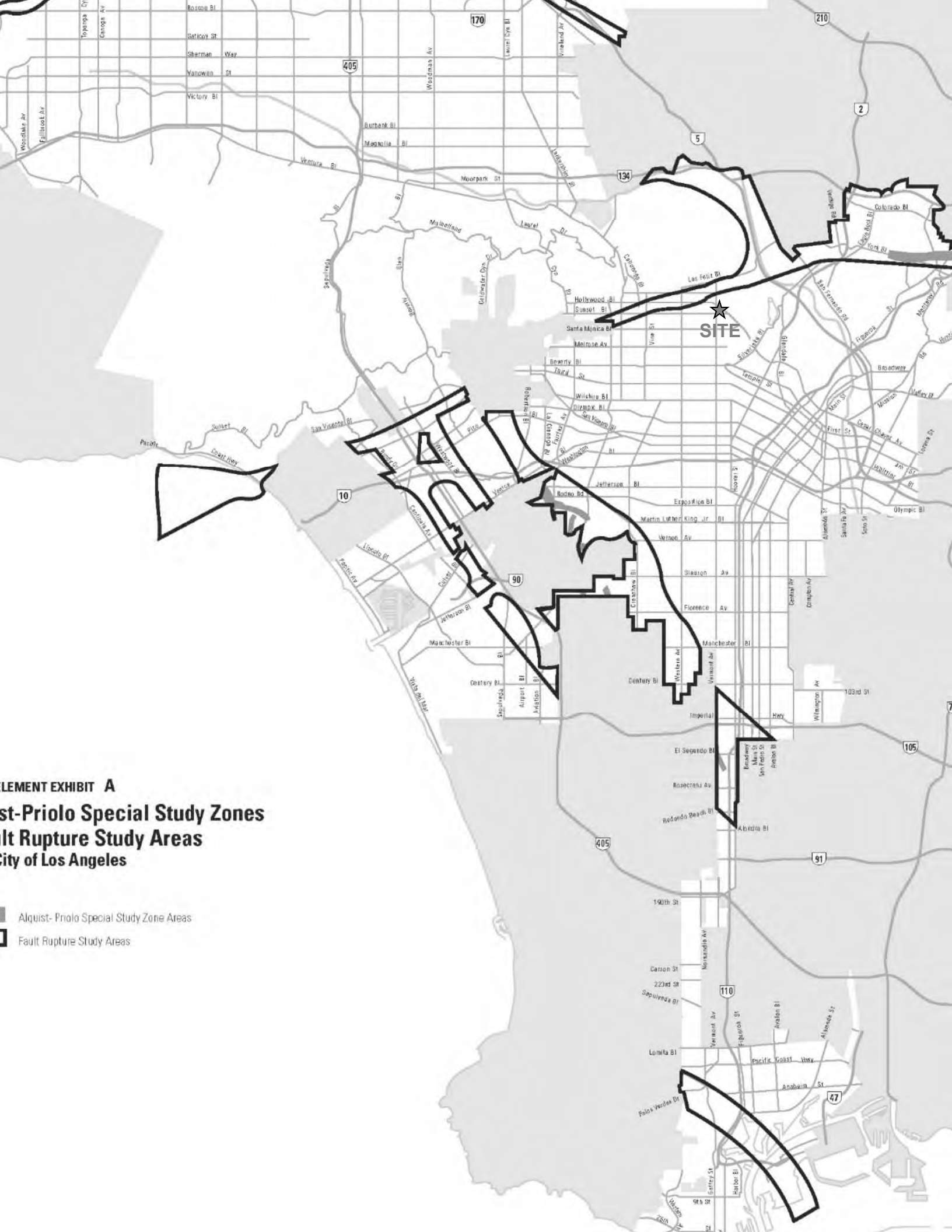
Project No.: 18066A

Project: MAUBERT AVE DEVELOPMENT

Figure 6

LEMENT EXHIBIT A
st-Priolo Special Study Zones
lt Rupture Study Areas
ity of Los Angeles

-  Alquist-Priolo Special Study Zone Areas
-  Fault Rupture Study Areas





Site Location

LEMENT EXHIBIT B
Susceptible to Liquefaction
City of Los Angeles

- ☐ Liquefiable Areas (recent alluvial deposits, ground water less than 30 feet deep)
- ☐ Potentially Liquefiable Areas (recent alluvial deposits, ground water 30-50 feet deep)





Site Location

Approximate Scale (feet)

Liquefaction Zones: Areas where historical occurrence of liquefaction, or local geological, geotechnical

SEISM



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

1% annual chance flood (100-year flood), also known as the base flood, is the flood with a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Elevation is the water-surface elevation of the 1% annual chance flood.

No Base Flood Elevations determined.
Base Flood Elevations determined.
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decommissioned. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 1000-meter Universal Transverse Mercator grid values, zone 11
- 5000-foot grid ticks: California State Plane coordinate system, V zone (FIPS ZONE 0405), Lambert Conformal Conic
- Bench mark (see explanation in Notes to Users section of

630000E 7840000E 1118

DX5510



BASIC GRID MAP
 CITY OF LOS ANGELES
 BUREAU OF ENGINEERING
 Scale: 1 inch = 175,790 feet

METHANE AND METHANE BUFFER ZONES

CITY OF LOS ANGELES

Methane Zone

Prepared by: CBE Systems, Bureau of Engineering, Dept. of Public Works - 01/13/04

LA DPW
 ENG

APPENDIX A
FIELD EXPLORATION

A.1 FIELD EXPLORATIONS

The field exploration was performed over the course of two days on October 17-18, 2018. The explorations consisted of advancing two borings to depths of 51.5' and 71' below the ground surface. The approximate locations of the borings are indicated on Figure 2 in the main report. All borings were drilled using 8-inch diameter hollow stem auger drilling equipment. The work was performed under the supervision of an engineer or a geologist who monitored the drilling operations and prepared a field record of soils observed and drilling conditions. The drilling was subcontracted to Martini Drilling, who provided all drilling equipment, crew, and supplies.

During drilling, soil samples were obtained at approximate intervals ranging between 2.5 and 5-foot using either a Standard Penetration Test (SPT) sampler or a Modified California (CA) sampler. SPT and CA samples were taken by driving a sampler approximately 18 inches into the soil at the bottom of the boring using a 140-pound hammer falling approximately 30 inches. The truck mounted CME-75 Diesel HT rig used by Martini Drilling utilized an automatic-trip hammer.

The SPT sampler cutting shoe and barrel have nominal inside diameters of 1.375 and 1.50 inches, respectively, and a nominal outside diameter of 2.00 inches. The barrel had no space for internal liners which were not used. The SPT samples were placed in plastic bags, labeled, and sealed. The CA sampler cutting shoe and barrel have nominal inside diameters of 2.38 and 2.50 inches, respectively, and a nominal outside diameter of 3 inches. Nominal 6-inch long, 2.4-inch diameter brass tubes or alternatively assemblies of 1-inch long, 2.4-inch diameter brass rings combined to fill the sampler were used to line the barrel. Plastic end caps were placed on the CA tubes to help preserve the moisture content of the samples. Bulk soil samples were also obtained at certain depths in selected boreholes. Upon completion of drilling, logging, and sampling, all borings were backfilled with cuttings and patched at the surface with asphalt.

After recovering the sample, the engineer or geologist noted the depth interval, recorded a description of the recovered material onto a field log, and sealed and labeled the sample for transport to the laboratory. The soil descriptions noted on the field logs were visually classified in accordance with the Unified Soil Classification System. The results of the borehole drilling and logging effort are provided on the borehole logs, Figures A-2 through A-6, and on a key to the logs of boreholes, Figure A-1.

Project: Maubert Ave. Development
 Project Location: 4637 Maubert Ave.
 Project Number: 18066A

Key to Log of Boring

Sheet 1 of 1

Elevation, feet	Depth, feet	SAMPLES					Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	REMARKS
		Type	Number	Blows per 6" Blows / 6"	Recovery						
1	2	3	4	5	6	7	8	9	10	11	

COLUMN DESCRIPTIONS

- 1 Elevation:** Elevation in feet referenced to mean sea level (MSL).
- 2 Depth:** Depth in feet below the ground surface.
- 3 Sample Type:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.
- 4 Sample Number:** Sample identification number.
- 5 Sampling Resistance:** Number of blows required to advance driven sampler 6 inches, or distance noted, using the drive weight listed in hammer data. Hydraulic down-pressure may be recorded for pushed samplers.
- 6 Sample Recovery:** Amount of sample recovered from sampling interval; given as inches of sample recovered or ratio of sample length to drive length (expressed as a percentage, %)
- 7 Graphic Log:** Graphic depiction of subsurface material encountered; typical symbols are explained below.
- 8 Material Description:** Description of material encountered; may include density/consistency (from field assessments), moisture, color (Munsell code), and grain size.
- 9 Water Content:** Water content of sample, as percentage of dry weight of soil, measured in lab according to ASTM D2216.
- 10 Dry Unit Weight:** The weight of soil solids per cubic foot of total volume of soil mass, measured according to ASTM D2937.
- 11 Remarks and Other Tests:** Comments and observations regarding drilling or sampling made by driller or field personnel. Other lab tests are indicated using abbreviations explained below.

TYPICAL MATERIAL GRAPHIC SYMBOLS

 CLAYSTONE	 SILTSTONE	 Clayey SAND (SC)	 Fat CLAY (CH)
 Silty CLAYSTONE			

TYPICAL SAMPLER GRAPHIC SYMBOLS

 Bulk Sample	 California Modified Sampler
 Standard Penetration Test	 Hand Auger

OTHER LABORATORY TEST ABBREVIATIONS

- CONS** One-dimensional consolidation test (ASTM D2435)
- CORR** Chemical tests to determine soil corrosivity
- DS** Consolidated drained direct shear test (ASTM D3080)
- SA** Sieve Analysis (ASTM D4222), % <#200 sieve
- FC** Fines Content wash on #200 sieve (ASTM D1140)
- LL** Liquid Limit from Atterberg Limits test (ASTM D4318)
- PI** Plasticity Index; NP indicates non-plastic determination

OTHER GRAPHIC SYMBOLS

- Contact between strata
- - - Inferred contact between strata or gradational change
- Change within material properties within a stratum
- ▼ Depth of note
- ←

Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times. Number of blows required to advance driven sampler 12 inches beyond first 6-inch interval, or distance noted, using a 140-lb hammer with a 30-inch drop. For samplers other than SPT, the number has been corrected by a factor of 0.8 to account for the larger diameter of the sampler relative to the SPT.



Project: Maubert Ave. Development
 Project Location: 4637 Maubert Ave.
 Project Number: 18066A

Log of B-1











Sheet 1 of 2

Date(s) Drilled	10/18/2018	Logged By	William Erickson	Checked By	Doug Wahl
Drilling Method	Hollow Stem Auger	Drill Bit Size/Type	8" Hollow Stem	Total Depth of Borehole	51.5 feet
Drill Rig Type	CME-75	Drilling Contractor	Martini Drilling	Approximate Surface Elevation	~410 feet NAVD88
Groundwater Level(s)	Not Encountered	Sampling Method	SPT, Mod Cal, Bulk, Hand Auger	Hammer Data	Auto Hammer 140lb/30" drop
Borehole Location	34.099617, -118.290736	Borehole Completion	Backfilled with cement-bentonite grout, AC patch		

Elevation, feet	Depth, feet	SAMPLES				Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	REMARKS
		Type	Number	Blows per 6" / 6"	Recovery					
0			B-1			AC: 2" [FILL]			Break AC at 10:00 am Hand Auger to 2.5' bgs	
			1			Clayey Sand (SC), dry, yellowish brown (10YR 5/6), slightly plastic, no reaction to HCl			FC = 37.7	
5			2	7 8 8						
			3	11 34 40		[ALLUVIUM] Clayey Sand (SC), medium dense, moist, dark yellowish brown (10YR 3/4), medium plastic, no reaction, slightly micaceous Lower 12" becomes less clayey				
10						becomes very dense	11	128	FC = 40.3	
15			4	5 9 12		becomes medium dense				
20			5	10 19 22		Same as above			SA: 32.8% < #200 sieve	
25			6	3 6 10		Clay (CH), very stiff, moist, highly plastic, olive brown (2.5Y 4/4), no reaction to HCl				
30										

Report: GP SOIL BA LOG; File: 18066A MAUBERT AVE DEVELOPMENT.GPJ; 11/2/2018



Elevation, feet	Depth, feet	SAMPLES				Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	REMARKS
		Type	Number	Blows per 6" Blows / 6"	Recovery					
30			7	7 14 23			[FERNANDO FORMATION] CLAYSTONE, massive, olive (5Y 5/4), highly weathered, extremely weak, moist, highly plastic, oxidation, micaceous, laminated, manganese staining	28	93	SA: 94.9% < #200 sieve LL = 60 PI = 31 DS CONS
35			8	4 7 9			Same as above			
40			9	8 15 24			Same as above			
45			10	4 6 12			SILTSTONE, massive, olive (5Y 5/4), highly weathered, extremely weak, moist, highly plastic, dark iron oxide staining, micaceous			
50			11	12 18 33			becomes highly polished, slightly striated at 50.5', manganese stained	41	80	LL = 63 PI = 24
							Total Depth = 51.5' bgs			Finish drilling 11:20am
55										
60										
65										

Report: GP SOIL BA LOG; File: 18066A MAUBERT AVE DEVELOPMENT.GPJ; 11/2/2018



Project: Maubert Ave. Development
 Project Location: 4637 Maubert Ave.
 Project Number: 18066A

Log of B-2

Sheet 1 of 3

Date(s) Drilled	10/17/2018	Logged By	William Erickson	Checked By	Doug Wahl
Drilling Method	Hollow Stem Auger	Drill Bit Size/Type	8" Hollow Stem	Total Depth of Borehole	71.0 feet
Drill Rig Type	CME-75	Drilling Contractor	Martini Drilling	Approximate Surface Elevation	~410 feet NAVD88
Groundwater Level(s)	52.3' during drilling, 47.1' on 10/18/18	Sampling Method	SPT, Mod Cal, Bulk, Hand Auger	Hammer Data	Auto Hammer 140lb/30" drop
Borehole Location	34.099671, -118.290537	Borehole Completion	Backfilled with cement-bentonite grout, AC patch		

Elevation, feet	Depth, feet	SAMPLES			Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	REMARKS
		Type	Number	Blows per 6" / Blows / 6"					
0			B-1			AC: 1" 2" Sand			Break AC at 9:15 am Hand Auger to 2.5' bgs
	1		1			[FILL] Clayey Sand (SC), dry, fine to coarse sand, dark brown (7.5YR 3/3), slightly plastic, no reaction to HCl, trace roots	6		SA: 44.3% < #200 sieve CORR
	2a		2a	5		[ALLUVIUM] Clayey Sand (SC), dry, dense, brownish yellow (10YR 6/6), fine to medium sand, no reaction to HCl			FC = 34.4
	2b		2b	16					
	19			19					
	5								
	10		3	20		becomes very dense, dark brown (10YR 3/3)	8	129	
	45			45					
	50/4"			50/4"					
	15		4	8		Clay (CH), dry, hard, highly plastic, trace fine to coarse sand, no reaction to HCl			
	17			17					
	21			21					
	20		5	7		[FERNANDO FORMATION] SILTSTONE, massive, highly weathered, extremely weak, dry, highly plastic, no reaction to HCl, oxidation in fractures	35	85	LL = 66 PI = 32
	14			14					
	26			26					
	25		6	4		becomes medium plastic, 1/2" sandy bed			
	8			8					
	9			9					
	30								

Report: GP SOIL BA LOG; File: 18066A MAUBERT AVE DEVELOPMENT.GPJ; 11/2/2018



Elevation, feet	Depth, feet	SAMPLES				Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	REMARKS
		Type	Number	Blows per 6" Blows / 6"	Recovery					
30			7	6 15 22						becomes yellowish brown (10YR 5/4), no reaction to HCl
35			8	3 5 6						strong reaction to HCl
40			9	6 16 26			35	88		becomes medium plastic, dark yellowish brown (10YR 3/4)
45			10	3 7 12						CLAYSTONE , massive, highly weathered, extremely weak, dry, medium plastic, no reaction to HCl, oxidation in fractures
50			11	16 50/2"						becomes wet, very dark brown (10YR 2/2), trace gravel, no reaction to HCl, fractured
55			12	5 13 18						becomes moist, olive brown (2.5YR 4/4)
60			13	7 16 50/6"			31	93	LL = 57 PI = 31	becomes highly plastic
65										





Report: GP SOIL BA LOG; File: 18066A MAUBERT AVE DEVELOPMENT.GPJ; 11/2/2018



Project: Maubert Ave. Development
 Project Location: 4637 Maubert Ave.
 Project Number: 18066A

Log of B-2

Sheet 3 of 3

Elevation, feet	Depth, feet	SAMPLES				Graphic Log	MATERIAL DESCRIPTION	Water Content, %	Dry Unit Weight, pcf	REMARKS
		Type	Number	Blows per 6" Blows / 6"	Recovery					
65			14	8 20 33			silty CLAYSTONE, massive, very dark brown (10YR 2/2), highly weathered, extremely weak, moist, slightly plastic, becomes interbedded, dark and light sections, lighter section silty, strong reaction to HCl, not oxidized			
70			15	18 50/5"			same as above	20	109	Finish drilling 11:56 am
							Total Depth = 71' bgs			
75										
80										
85										
90										
95										
100										

Report: GP SOIL BA LOG; File: 18066A MAUBERT AVE DEVELOPMENT.GPJ; 11/2/2018



APPENDIX B
LABORATORY TESTING

B.1 LABORATORY TESTING

The laboratory testing program performed by GeoPentech for the proposed project site included the following tests: moisture content, dry density, sieve analysis, wash analysis, direct shear, compaction, and corrosion. The geotechnical testing was conducted at the laboratory facilities of Leighton in Irvine, California. The tests were performed in general accordance with applicable procedures of ASTM and the State of California Department of Transportation, Standard Test Methods (DOT CA). The results of the laboratory testing, are included in this Appendix and are summarized in Table B-1 and on the boring logs in Appendix A. GeoPentech has reviewed the results of the laboratory testing and finds them acceptable. Brief descriptions of each test are presented in the following sections.

B.1.1 Moisture Content and Dry Density

For selected Modified California samples, the dry unit weight (in units of pounds-per-cubic-foot) and field moisture content (%) were measured in general accordance with ASTM D2937 and ASTM D2216, respectively, or with ASTM D7263.

B.1.2 Sieve Analysis and Wash Analysis

For selected samples, the particle-size distribution was determined by sieve analysis in general accordance with ASTM D6913. Sieve sizes ranged from $\frac{3}{4}$ in to 75 μm (No. 200).

For other selected samples, the percentage of fines (material passing the No. 200 sieve) was measured by wash analysis in accordance with ASTM D1140.

B.1.3 Atterberg Limits

The Atterberg limits test is a classification test that is performed on cohesive soils (i.e., silty and clayey soils) to measure the soil plastic limit (PL) and liquid limit (LL), from which the plasticity index (PI) is calculated. The measured values can be plotted on a plasticity chart, which is used as an aid in classifying the soil material and behavior. These tests were performed in accordance with ASTM D4318. The plasticity index values of the samples tested are shown on the boring logs (Appendix B), and the results of the Atterberg limits tests are shown in Figures C-3 and C-4 at the end of this appendix.

B.1.4 Direct Shear

Direct shear tests were performed on selected Modified California samples in accordance with ASTM D3080 to measure peak and ultimate strength parameters. Shear stress and sample deformation were monitored throughout the tests.

B.1.5 Consolidation

Tests for one-dimensional consolidation properties of soils using incremental loading were performed on relatively undisturbed soil samples according to ASTM D2435. The test determines the magnitude and rate of consolidation of soil when it is restrained laterally and drained axially while subjected to incrementally applied controlled-stress loading. The test results provide clayey soil settlement parameters under different loading conditions.

B.1.6 Corrosion Tests

Soil samples were tested for electrical resistivity, pH, sulfate content, and chloride content. These tests were performed in general accordance with DOT CA test methods 643 (electrical resistivity and pH), 417 (sulfate content), and 422 (chloride content). The test results were used to evaluate the corrosivity potential of the soil on underground improvements associated with the proposed structure.

Boring No.	B-1	B-1	B-1	B-1	B-1	B-2	B-2	B-2	B-2	B-2	B-2
Sample No.	3	7	11	3	5	9	13	15			
Depth (ft.)	10.0	30.0	50.0	10.0	20.0	40.0	60.0	70.0			
Sample Type	Ring	Ring	Ring	Ring	Ring	Ring	Ring	Ring	Ring	Ring	Ring
Soil Identification	Dark yellowish brown clayey sand (SC)	Light olive brown fat claystone (CH)	Olive gray elastic silt (MH)	Olive brown clayey sandstone (SC)	Pale olive brown elastic silt (MH)	Light olive brown elastic silt (MH)	Olive brown fat clay (CH)	Dark olive gray silty claystone (CL-ML)			
Pocket Penetrometer (tons/ft ²)	>4.50	>4.50	4.50/>4.50	>4.50	>4.50	>4.50	>4.50	>4.50			>4.50
Weight Soil + Rings / Tube (g)	1045.40	1084.60	884.63	1283.10	876.52	1086.70	926.87	1009.10			
Weight of Rings / Tube (g)	195.31	224.70	211.43	273.06	187.25	232.76	195.31	227.55			
Average Length (in.)	5.00	6.00	5.00	6.00	5.00	6.00	5.00	5.00			5.00
Average Diameter (in.)	2.415	2.415	2.415	2.415	2.415	2.415	2.415	2.415			2.415
Wet. Wt. of Soil + Cont. (g)	469.88	220.59	286.52	219.45	236.60	181.30	276.99	214.14			
Dry Wt. of Soil + Cont. (g)	438.99	186.44	215.03	206.82	185.24	144.45	220.83	187.77			
Weight of Container (g)	144.70	66.09	39.19	57.30	39.31	37.92	38.46	54.32			
Container No.											
Wet Density	141.4	119.2	112.0	140.0	114.6	118.4	121.7	130.0			
Moisture Content (%)	10.5	28.4	40.7	8.4	35.2	34.6	30.8	19.8			
Dry Density (pcf)	128.0	92.8	79.6	129.1	84.8	87.9	93.0	108.5			
Degree of Saturation (%)	89.3	93.9	98.2	74.6	96.2	101.9	102.4	96.5			



MOISTURE & DENSITY OF SOILS
ASTM D 2216 & ASTM D 2937

Project Name: Maubert Avenue Development
Project No.: 18066A
Tested By: G. Bathala Date: 10/29/18



MOISTURE CONTENT
ASTM D 2216

Project Name: **Maubert Avenue Development**
 Project No.: **18066A**

Tested By: **G. Bathala**
 Date: **10/30/18**
 Checked By: **J. Ward**
 Date: **11/01/18**

Boring No.	B-2				
Sample No.	B-1				
Depth (ft)	0-5				
Sample Type	Bulk				
Sample Description	Dark yellowish brown silty, clay sand (SC-SM), few asphalt noted				
Wt. wet soil + container (g)	1006.60				
Wt. dry soil + container (g)	958.20				
Weight of container (g)	191.15				
Moisture Content (%)	6.3				

Boring No.					
Sample No.					
Depth (ft)					
Sample Type					
Sample Description					
Wt. wet soil + container (g)					
Wt. dry soil + container (g)					
Weight of container (g)					
Moisture Content (%)					



PARTICLE-SIZE ANALYSIS OF SOILS

ASTM D 422

Project Name: Maubert Avenue Development Tested By: G. Bathala Date: 10/25/18
 Project No.: 18066A Data Input By: J. Ward Date: 11/01/18
 Boring No.: B-1
 Sample No.: 7 Depth (feet): 30.0
 Soil Identification: Light olive brown fat claystone (CH)

% Gravel	0	Soil Type CH	Moisture Content of Total Air-Dry Soil	Moisture Content of Air-Dry Soil Passing #10	After Hydrometer & Wet Sieve ret. in #200 Sieve
% Sand	5				
% Fines	95				

Specific Gravity (Assumed)	2.70	Wt. of Air-Dry Soil + Cont. (g)	0.00	117.29	
Correction for Specific Gravity	0.99	Dry Wt. of Soil + Cont. (g)	0.00	116.68	156.93
Wt. of Air-Dry Soil + Cont. (g)	566.80	Wt. of Container No. ___ (g)	1.00	66.88	154.37
Wt. of Container	136.67	Moisture Content (%)	0.00	1.22	
Dry Wt. of Soil (g)	430.13	Wt. of Dry Soil (g)			2.56

Coarse Sieve		
U.S. Sieve	Cumulative Wt. Of Dry Soil Retained (g)	% Passing
3"	0.00	100.0
1½"	0.00	100.0
¾"	0.00	100.0
⅜"	0.00	100.0
No. 4	0.00	100.0
No. 10	0.00	100.0
Pan		

Sieve after Hydrometer & Wet Sieve			
U.S. Sieve Size	Cumulative Wt. Of Dry Soil Retained (g)	% Passing	% Total Sample
No. 10	0.00	100.0	100.0
No. 16	0.00	100.0	100.0
No. 30	0.18	99.6	99.6
No. 50	0.50	98.9	98.9
No. 100	0.93	98.0	98.0
No. 200	2.31	94.9	94.9
Pan			

Hydrometer

Wt. of Air-Dry Soil (g) 46.08 Wt. of Dry Soil (g) 45.52

Deflocculant 125 cc of 4% Solution

Date	Time	Elapsed Time (min)	Water Temperature (°C)	Composite Correction 152H	Actual Hydrometer Readings	% Total Sample (%)	Soil Particle Diameter (mm)
26-Oct-18	9:00	0		7.5			
	9:02	2	21.9	7.5	44.0	79.5	0.0283
	9:05	5	21.9	7.5	38.5	67.6	0.0188
	9:15	15	21.8	7.5	32.0	53.4	0.0114
	9:30	30	21.7	7.5	28.5	45.8	0.0083
	10:00	60	21.7	7.5	25.5	39.2	0.0060
	11:00	120	21.6	7.5	23.0	33.8	0.0043
	13:10	250	21.5	7.5	20.0	27.2	0.0030
27-Oct-18	9:00	1440	21.1	7.5	16.0	18.5	0.0013



**PARTICLE-SIZE DISTRIBUTION (GRADATION)
of SOILS USING SIEVE ANALYSIS
ASTM D 6913**

Project Name: Maubert Avenue Development Tested By: G. Bathala Date: 10/30/18
 Project No.: 18066A Checked By: J. Ward Date: 11/01/18
 Boring No.: B-1 Depth (feet): 20.0
 Sample No.: 5
 Soil Identification: Dark yellowish brown clayey sand (SC)

		Moisture Content of Total Air - Dry Soil	
Container No.:	YK	Wt. of Air-Dry Soil + Cont. (g)	0.0
Wt. of Air-Dried Soil + Cont.(g)	701.5	Wt. of Dry Soil + Cont. (g)	0.0
Wt. of Container (g)	251.4	Wt. of Container No. _____ (g)	1.0
Dry Wt. of Soil (g)	450.1	Moisture Content (%)	0.0

After Wet Sieve	Container No.	YK
	Wt. of Dry Soil + Container (g)	556.2
	Wt. of Container (g)	251.4
	Dry Wt. of Soil Retained on # 200 Sieve (g)	304.8

U. S. Sieve Size		Cumulative Weight Dry Soil Retained (g)	Percent Passing (%)
(in.)	(mm.)		
1 1/2"	37.5		
1"	25.0		
3/4"	19.0		
1/2"	12.5		
3/8"	9.5	0.0	100.0
#4	4.75	0.9	99.8
#8	2.36	36.3	91.9
#16	1.18	122.2	72.9
#30	0.600	191.7	57.4
#50	0.300	232.7	48.3
#100	0.150	265.7	41.0
#200	0.075	302.3	32.8
PAN			

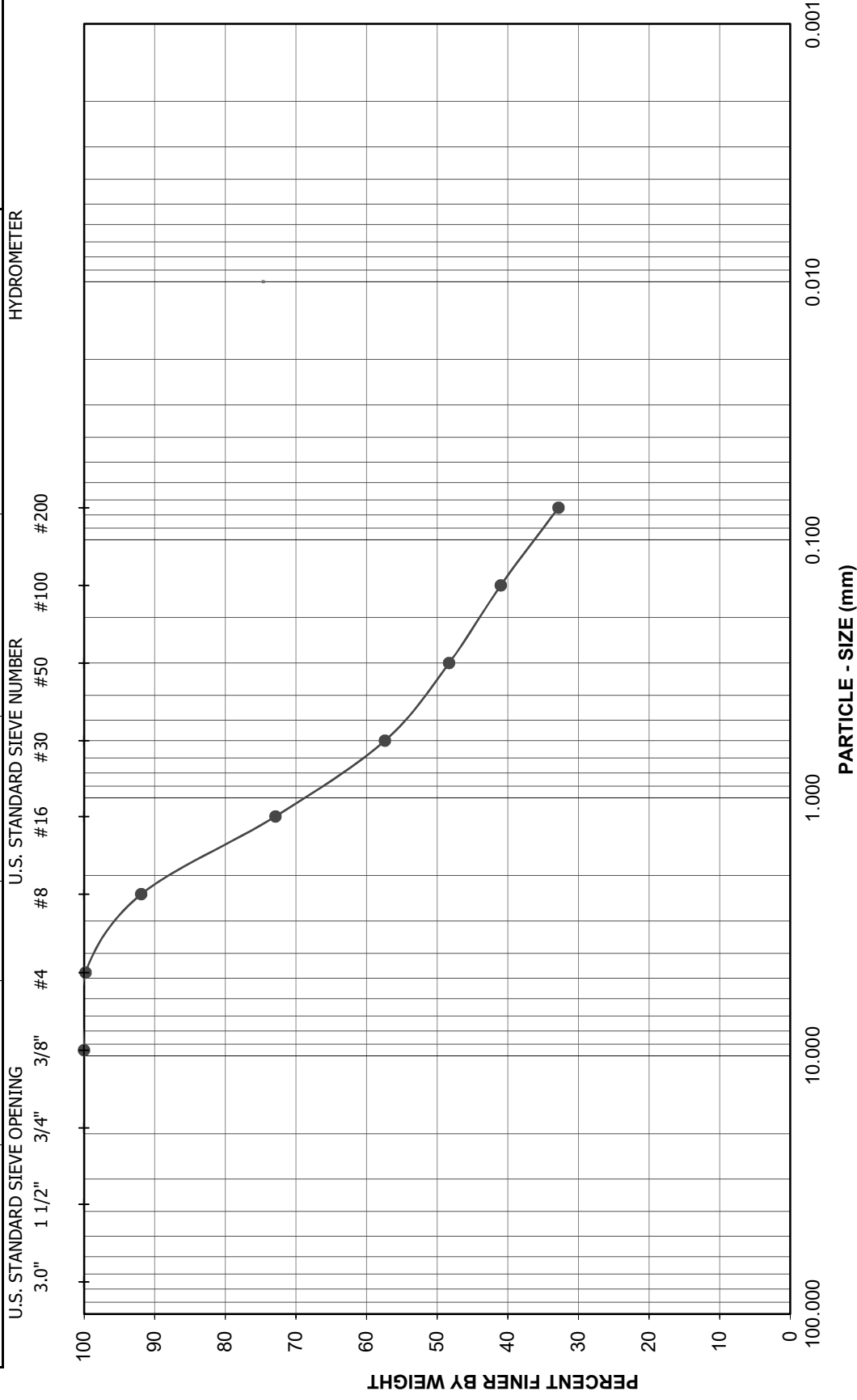
GRAVEL: **0 %**
 SAND: **67 %**
 FINES: **33 %**
 GROUP SYMBOL: **SC**

Cu = D60/D10 = _____

Cc = (D30)²/(D60*D10) = _____

Remarks: _____

GRAVEL		SAND			FINES					
COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY				
U.S. STANDARD SIEVE OPENING		U.S. STANDARD SIEVE NUMBER			HYDROMETER					
3.0"	1 1/2"	3/4"	3/8"	#4	#8	#16	#30	#50	#100	#200



Project Name: Maubert Avenue Development

Project No.: 18066A

Boring No.: B-1 Sample No.: 5

Depth (feet): 20.0 Soil Type : SC

Soil Identification: Dark yellowish brown clayey sand (SC)

GR:SA:FI : (%) 0 : 67 : 33

**PARTICLE - SIZE
DISTRIBUTION
ASTM D 6913**

NOV-18



**PARTICLE-SIZE DISTRIBUTION (GRADATION)
of SOILS USING SIEVE ANALYSIS
ASTM D 6913**

Project Name: Maubert Avenue Development
 Project No.: 18066A
 Boring No.: B-2
 Sample No.: B-1

Tested By: G. Bathala Date: 10/30/18
 Checked By: J. Ward Date: 11/01/18
 Depth (feet): 0-5

Soil Identification: Dark yellowish brown silty clayey sand (SC-SM), few asphalt noted

Calculation of Dry Weights	Whole Sample	Sample Passing #4	Moisture Contents	Whole Sample	Sample passing #4
Container No.:	N/A	C-1	Wt. of Air-Dry Soil + Cont.(g)	0.0	0.0
Wt. Air-Dried Soil + Cont.(g)	8025.4	687.9	Wt. of Dry Soil + Cont. (g)	0.0	0.0
Wt. of Container (g)	0.0	166.3	Wt. of Container No.____(g)	1.0	1.0
Dry Wt. of Soil (g)	8025.4	521.6	Moisture Content (%)	0.0	0.0


Passing #4 Material After Wet Sieve	Container No.	C-1
	Wt. of Dry Soil + Container (g)	459.3
	Wt. of Container (g)	166.3
	Dry Wt. of Soil Retained on # 200 Sieve (g)	293.0

U. S. Sieve Size		Cumulative Weight of Dry Soil Retained (g)		Percent Passing (%)
	(mm.)	Whole Sample	Sample Passing #4	
1 1/2"	37.5			
1"	25.0			
3/4"	19.0	0.0		100.0
1/2"	12.5	8.1		99.9
3/8"	9.5	10.0		99.9
#4	4.75	22.3		99.7
#8	2.36		21.0	95.7
#16	1.18		75.1	85.3
#30	0.600		140.2	72.9
#50	0.300		198.7	61.7
#100	0.150		247.3	52.4
#200	0.075		289.9	44.3
PAN				

GRAVEL: **0 %**
 SAND: **56 %**
 FINES: **44 %**
 GROUP SYMBOL: **SC-SM**

Cu = D60/D10 = _____
 Cc = (D30)²/(D60*D10) = _____

Remarks: _____

Boring No.	B-1	B-1	B-2		
Sample No.	1	3	2b		
Depth (ft.)	2.5	10.0	5.0		
Sample Type	Tube	Ring	SPT		
Soil Identification	Dark yellowish brown clayey sand (SC)	Dark yellowish brown clayey sand (SC)	Light yellowish brown clayey sand (SC)		
Moisture Correction					
Wet Weight of Soil + Container (g)	0.00	0.00	0.00		
Dry Weight of Soil + Container (g)	0.00	0.00	0.00		
Weight of Container (g)	1.00	1.00	1.00		
Moisture Content (%)	0.00	0.00	0.00		
Sample Dry Weight Determination					
Weight of Sample + Container (g)	385.37	439.00	407.83		
Weight of Container (g)	76.87	144.70	137.47		
Weight of Dry Sample (g)	308.50	294.30	270.36		
Container No.:					
After Wash					
Method (A or B)	B	B	B		
Dry Weight of Sample + Cont. (g)	269.01	320.49	314.77		
Weight of Container (g)	76.87	144.70	137.47		
Dry Weight of Sample (g)	192.14	175.79	177.30		
% Passing No. 200 Sieve	37.7	40.3	34.4		
% Retained No. 200 Sieve	62.3	59.7	65.6		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>PERCENT PASSING No. 200 SIEVE ASTM D 1140</p> </div> <div style="text-align: right;"> <p>Project Name: Maubert Avenue Development Project No.: 18066A Tested By: G. Bathala Date: 10/30/18</p> </div> </div>					



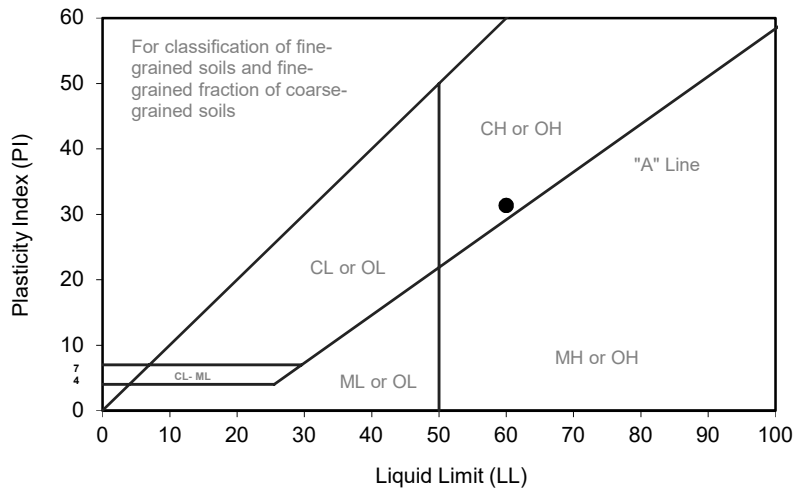
ATTERBERG LIMITS

ASTM D 4318

Project Name: Maubert Avenue Development Tested By: R. Manning Date: 10/30/18
 Project No. : 18066A Input By: G. Bathala Date: 11/01/18
 Boring No.: B-1 Checked By: J. Ward
 Sample No.: 7 Depth (ft.) 30.0
 Soil Identification: Light olive brown fat claystone (CH)

TEST NO.	PLASTIC LIMIT		LIQUID LIMIT			
	1	2	1	2	3	4
Number of Blows [N]			35	25	18	
Wet Wt. of Soil + Cont. (g)	18.17	18.16	24.09	24.21	25.87	
Dry Wt. of Soil + Cont. (g)	16.63	16.74	20.26	20.25	21.22	
Wt. of Container (g)	11.28	11.75	13.57	13.58	13.73	
Moisture Content (%) [Wn]	28.79	28.46	57.25	59.37	62.08	

Liquid Limit	60
Plastic Limit	29
Plasticity Index	31
Classification	CH



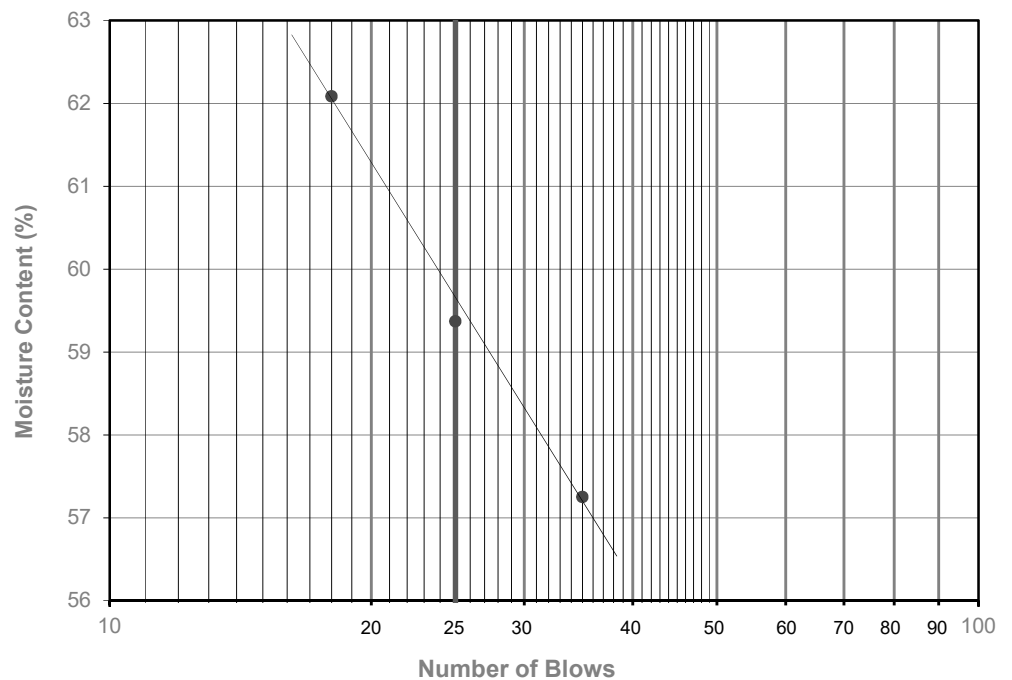
PI at "A" - Line = $0.73(LL-20)$ 29.2

One - Point Liquid Limit Calculation

$$LL = Wn(N/25)^{0.121}$$

PROCEDURES USED

- Wet Preparation
Multipoint - Wet
- Dry Preparation
Multipoint - Dry
- Procedure A
Multipoint Test
- Procedure B
One-point Test





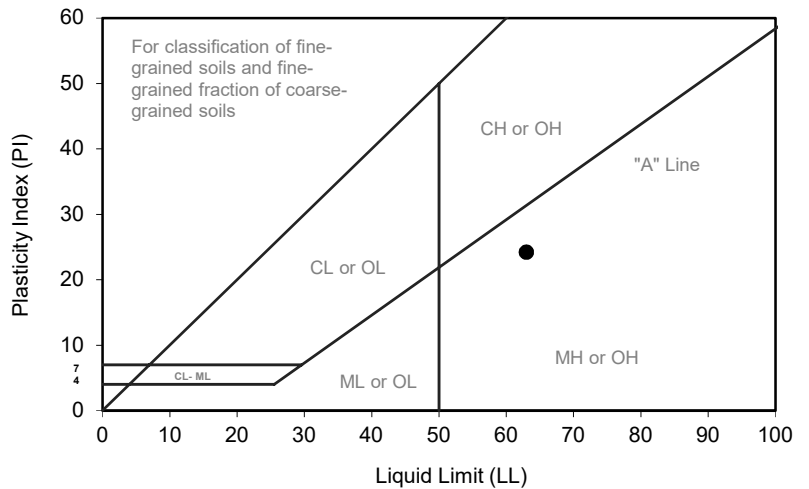
ATTERBERG LIMITS

ASTM D 4318

Project Name: Maubert Avenue Development Tested By: R. Manning Date: 10/30/18
 Project No. : 18066A Input By: G. Bathala Date: 11/01/18
 Boring No.: B-1 Checked By: J. Ward
 Sample No.: 11 Depth (ft.) 50.0
 Soil Identification: Olive gray elastic silt (MH)

TEST NO.	PLASTIC LIMIT		LIQUID LIMIT			
	1	2	1	2	3	4
Number of Blows [N]			35	25	15	
Wet Wt. of Soil + Cont. (g)	18.74	19.14	25.01	23.55	24.40	
Dry Wt. of Soil + Cont. (g)	16.59	16.93	20.68	19.73	20.16	
Wt. of Container (g)	11.05	11.23	13.62	13.70	13.78	
Moisture Content (%) [Wn]	38.81	38.77	61.33	63.35	66.46	

Liquid Limit	63
Plastic Limit	39
Plasticity Index	24
Classification	MH



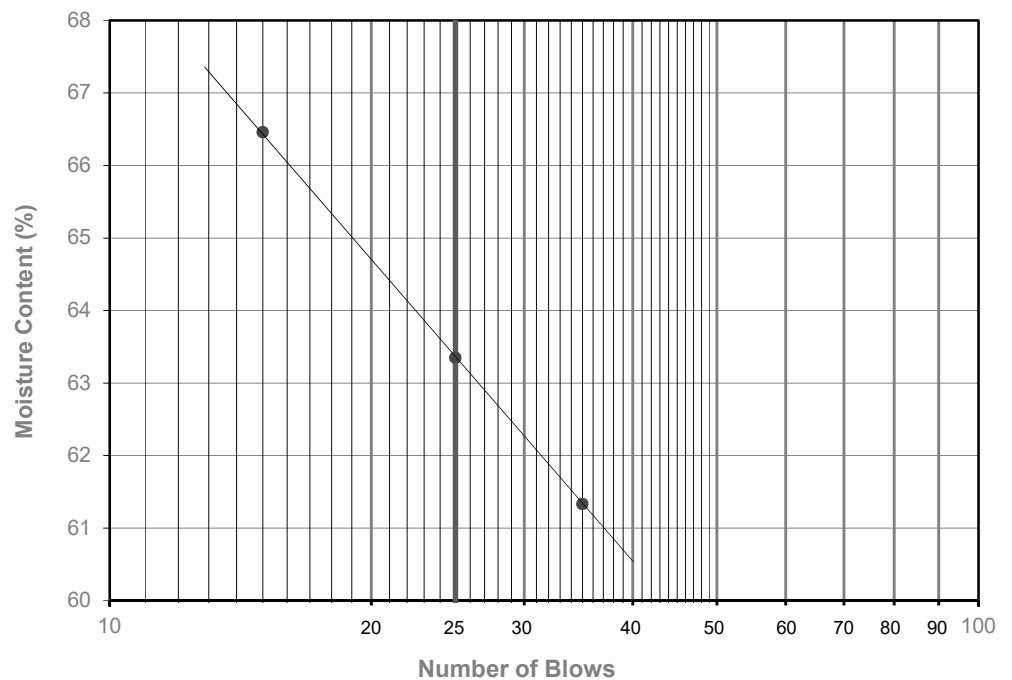
PI at "A" - Line = $0.73(LL-20)$ 31.39

One - Point Liquid Limit Calculation

$$LL = Wn(N/25)^{0.121}$$

PROCEDURES USED

- Wet Preparation
Multipoint - Wet
- Dry Preparation
Multipoint - Dry
- Procedure A
Multipoint Test
- Procedure B
One-point Test





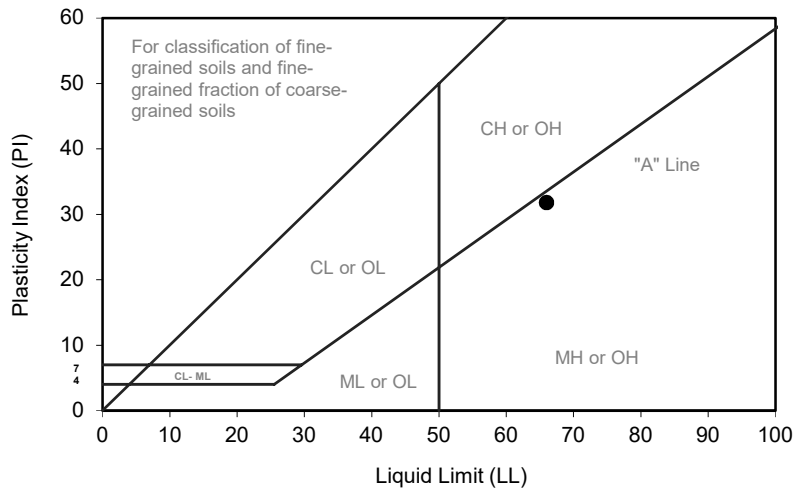
ATTERBERG LIMITS

ASTM D 4318

Project Name: Maubert Avenue Development Tested By: R. Manning Date: 10/31/18
 Project No. : 18066A Input By: G. Bathala Date: 11/01/18
 Boring No.: B-2 Checked By: J. Ward
 Sample No.: 5 Depth (ft.) 20.0
 Soil Identification: Pale olive brown elastic silt (MH)

TEST NO.	PLASTIC LIMIT		LIQUID LIMIT			
	1	2	1	2	3	4
Number of Blows [N]			35	26	17	
Wet Wt. of Soil + Cont. (g)	17.85	18.55	23.94	24.78	25.65	
Dry Wt. of Soil + Cont. (g)	16.17	16.80	19.90	20.39	20.79	
Wt. of Container (g)	11.23	11.71	13.58	13.70	13.64	
Moisture Content (%) [Wn]	34.01	34.38	63.92	65.62	67.97	

Liquid Limit	66
Plastic Limit	34
Plasticity Index	32
Classification	MH



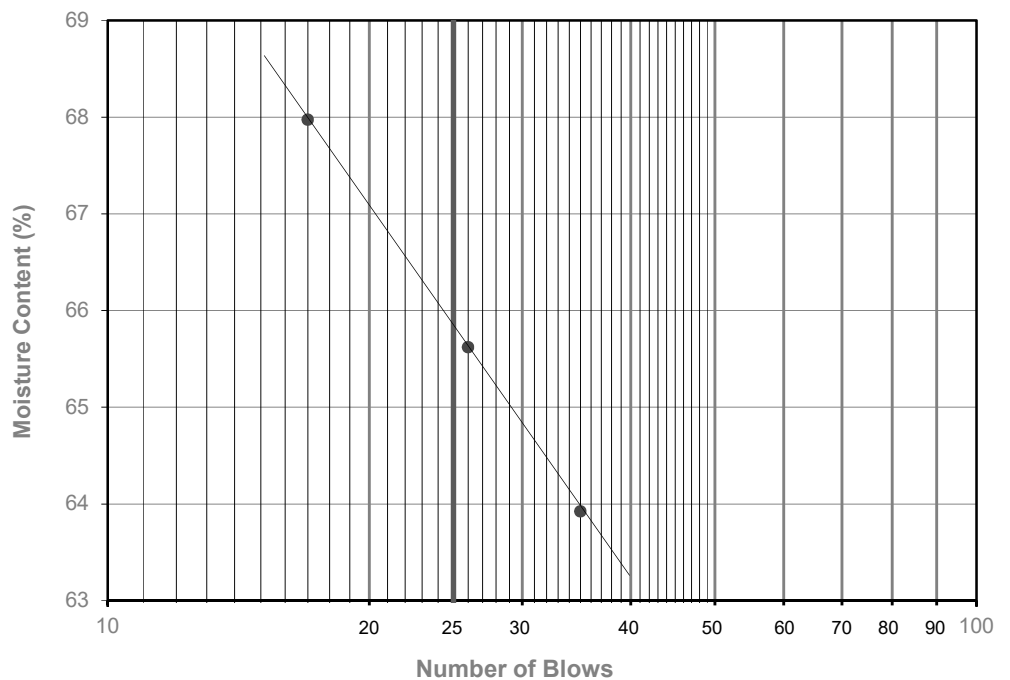
PI at "A" - Line = $0.73(LL-20)$ 33.58

One - Point Liquid Limit Calculation

$$LL = Wn(N/25)^{0.121}$$

PROCEDURES USED

- Wet Preparation
Multipoint - Wet
- Dry Preparation
Multipoint - Dry
- Procedure A
Multipoint Test
- Procedure B
One-point Test





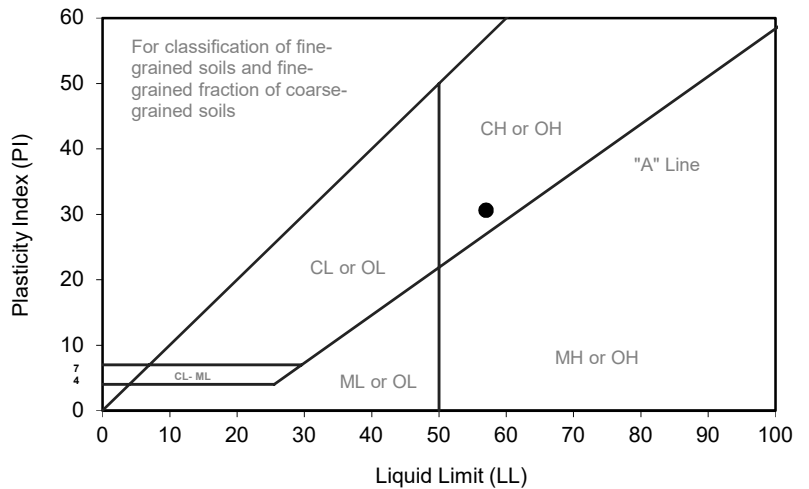
ATTERBERG LIMITS

ASTM D 4318

Project Name: Maubert Avenue Development Tested By: R. Manning Date: 10/31/18
 Project No. : 18066A Input By: G. Bathala Date: 11/01/18
 Boring No.: B-2 Checked By: J. Ward
 Sample No.: 13 Depth (ft.) 60.0
 Soil Identification: Olive brown fat clay (CH)

TEST NO.	PLASTIC LIMIT		LIQUID LIMIT			
	1	2	1	2	3	4
Number of Blows [N]			35	28	20	
Wet Wt. of Soil + Cont. (g)	18.66	18.34	24.31	25.04	25.77	
Dry Wt. of Soil + Cont. (g)	17.21	16.88	20.71	20.94	21.26	
Wt. of Container (g)	11.75	11.30	13.81	13.62	13.63	
Moisture Content (%) [W _n]	26.56	26.16	52.17	56.01	59.11	

Liquid Limit	57
Plastic Limit	26
Plasticity Index	31
Classification	CH



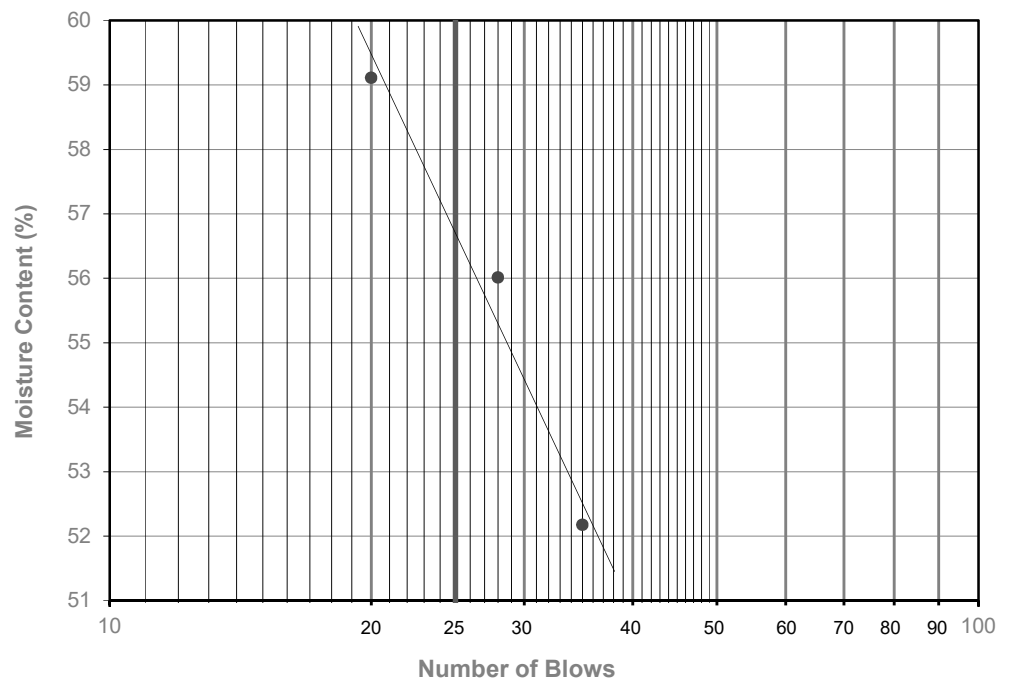
PI at "A" - Line = $0.73(LL-20)$ 27.01

One - Point Liquid Limit Calculation

$$LL = W_n(N/25)^{0.121}$$

PROCEDURES USED

- Wet Preparation
Multipoint - Wet
- Dry Preparation
Multipoint - Dry
- Procedure A
Multipoint Test
- Procedure B
One-point Test





Leighton

DIRECT SHEAR TEST
Consolidated Drained - ASTM D 3080

Project Name: Maubert Avenue Development
Project No.: 18066A
Boring No.: B-1
Sample No.: 7
Soil Identification: Light olive brown fat claystone (CH)

Tested By: G. Bathala
Checked By: J. Ward
Sample Type: Ring
Depth (ft.): 30.0

Date: 10/23/18
Date: 11/01/18

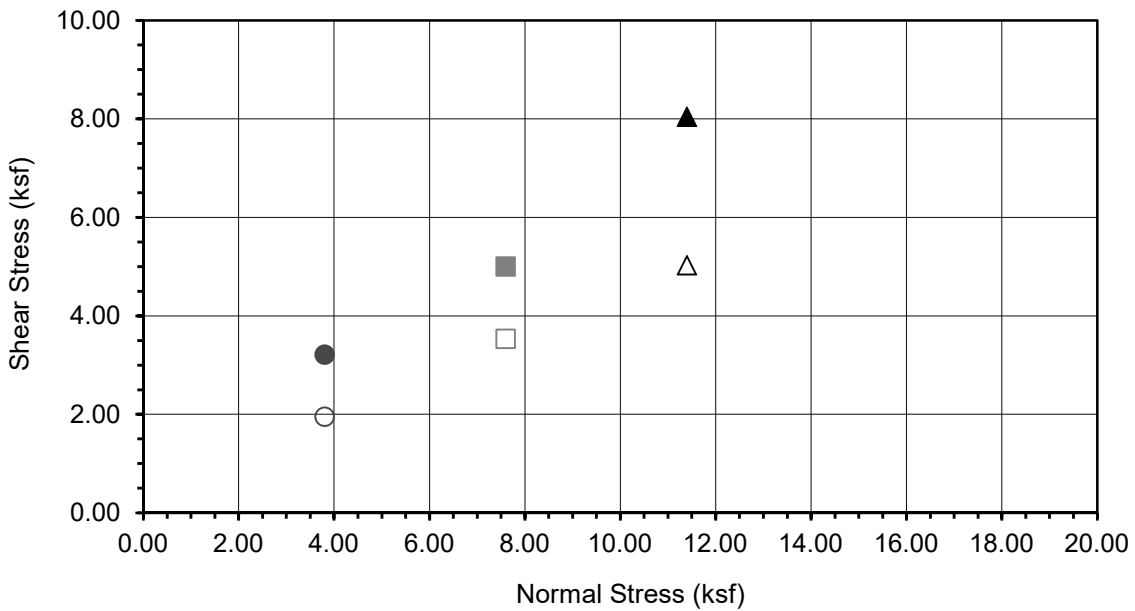
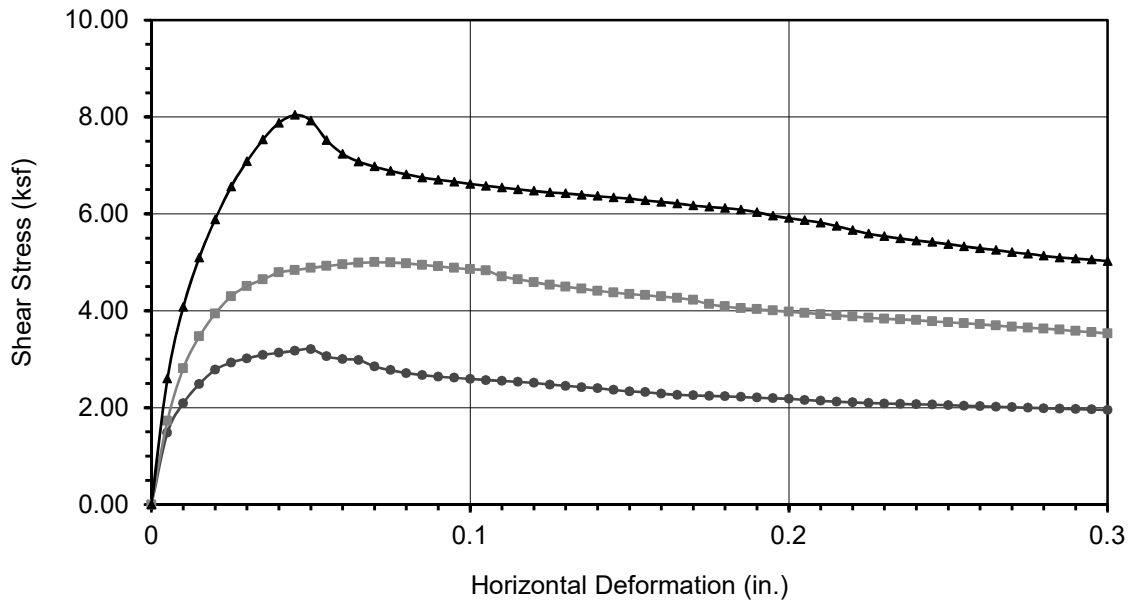
Sample Diameter(in):	2.415	2.415	2.415
Sample Thickness(in.):	1.000	1.000	1.000
Weight of Sample + ring(gm):	173.71	176.98	181.20
Weight of Ring(gm):	36.68	37.09	37.78

Before Shearing

Weight of Wet Sample+Cont.(gm):	220.59	220.59	220.59
Weight of Dry Sample+Cont.(gm):	186.44	186.44	186.44
Weight of Container(gm):	66.09	66.09	66.09
Vertical Rdg.(in): Initial	0.1900	0.0000	0.2894
Vertical Rdg.(in): Final	0.2040	-0.0222	0.3093

After Shearing

Weight of Wet Sample+Cont.(gm):	196.81	194.62	180.78
Weight of Dry Sample+Cont.(gm):	159.78	158.00	147.51
Weight of Container(gm):	60.07	54.32	38.08
Specific Gravity (Assumed):	2.70	2.70	2.70
Water Density(pcf):	62.43	62.43	62.43



Boring No.	B-1
Sample No.	7
Depth (ft)	30
<u>Sample Type:</u>	
Ring	
<u>Soil Identification:</u>	
Light olive brown fat claystone (CH)	

Normal Stress (kip/ft ²)	3.800	7.600	11.400
Peak Shear Stress (kip/ft ²)	● 3.210	■ 5.002	▲ 8.039
Shear Stress @ End of Test (ksf)	○ 1.952	□ 3.530	△ 5.024
Deformation Rate (in./min.)	0.0017	0.0017	0.0017
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	28.38	28.38	28.38
Dry Density (pcf)	88.8	90.6	92.9
Saturation (%)	85.2	89.1	94.1
Soil Height Before Shearing (in.)	0.9860	0.9778	0.9801
Final Moisture Content (%)	37.1	35.3	30.4

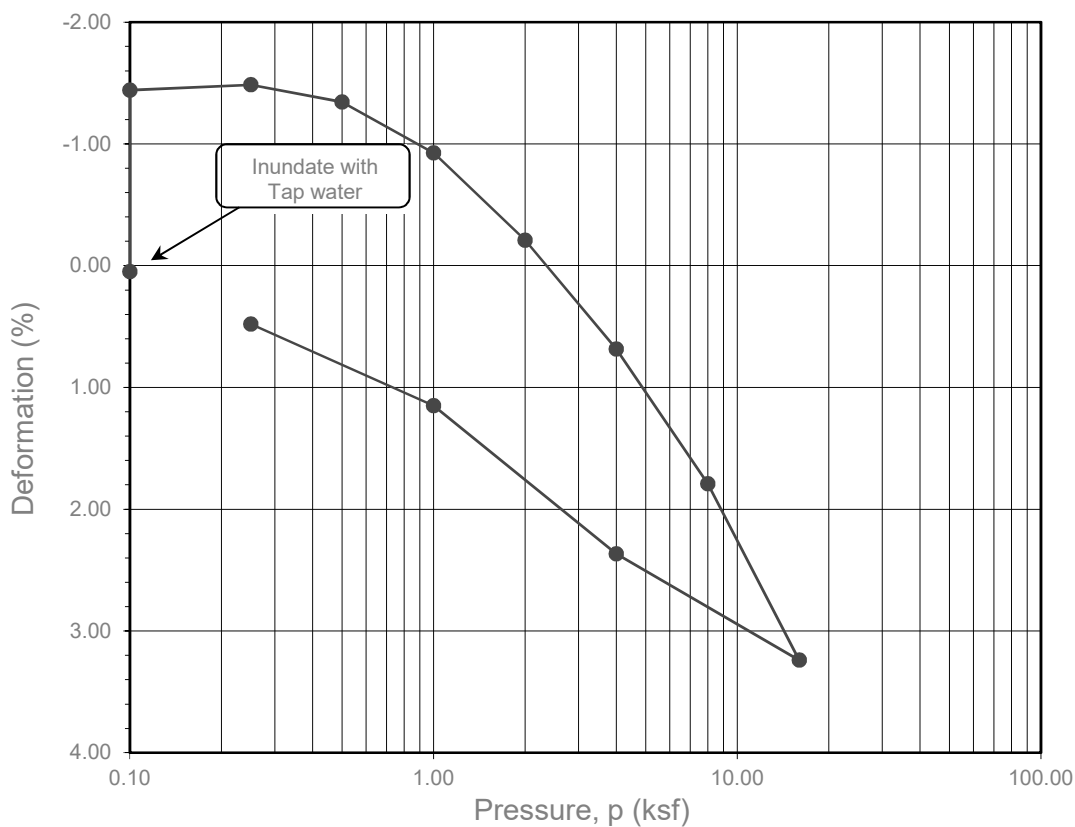
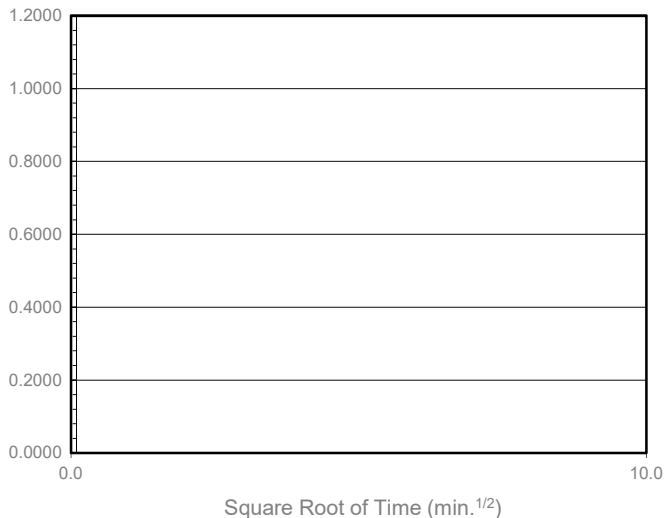
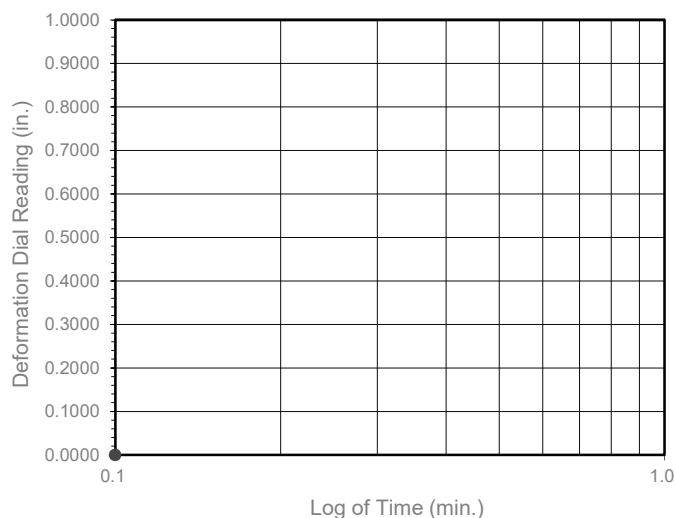


DIRECT SHEAR TEST RESULTS
Consolidated Drained - ASTM D 3080

Project No.: 18066A

Maubert Avenue Development

Time Readings



Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
B-1	7	30.0	28.4	33.1	93.0	90.7	0.873	0.864	91	100

Soil Identification: Light olive brown fat claystone (CH)



ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS ASTM D 2435

Project No.: 18066A

Maubert Avenue Development



**TESTS for SULFATE CONTENT
CHLORIDE CONTENT and pH of SOILS**

Project Name: Maubert Avenue Development Tested By : G. Berdy Date: 10/29/18
 Project No. : 18066A Data Input By: J. Ward Date: 11/01/18

Boring No.	B-2			
Sample No.	B-1			
Sample Depth (ft)	0-5			
Soil Identification:	Dark yellowish brown SC-SM			
Wet Weight of Soil + Container (g)	224.27			
Dry Weight of Soil + Container (g)	220.23			
Weight of Container (g)	60.24			
Moisture Content (%)	2.53			
Weight of Soaked Soil (g)	100.37			

SULFATE CONTENT, DOT California Test 417, Part II

Beaker No.	151			
Crucible No.	20			
Furnace Temperature (°C)	860			
Time In / Time Out	7:45/8:30			
Duration of Combustion (min)	45			
Wt. of Crucible + Residue (g)	24.4995			
Wt. of Crucible (g)	24.4961			
Wt. of Residue (g) (A)	0.0034			
PPM of Sulfate (A) x 41150	139.91			
PPM of Sulfate, Dry Weight Basis	144			

CHLORIDE CONTENT, DOT California Test 422

ml of Extract For Titration (B)	15			
ml of AgNO ₃ Soln. Used in Titration (C)	0.4			
PPM of Chloride (C -0.2) * 100 * 30 / B	40			
PPM of Chloride, Dry Wt. Basis	41			

pH TEST, DOT California Test 643

pH Value	6.61			
Temperature °C	21.3			



SOIL RESISTIVITY TEST

DOT CA TEST 643

Project Name: Maubert Avenue Development

Tested By : G. Berdy Date: 10/30/18

Project No. : 18066A

Data Input By: J. Ward Date: 11/01/18

Boring No.: B-2

Depth (ft.) : 0-5

Sample No. : B-1

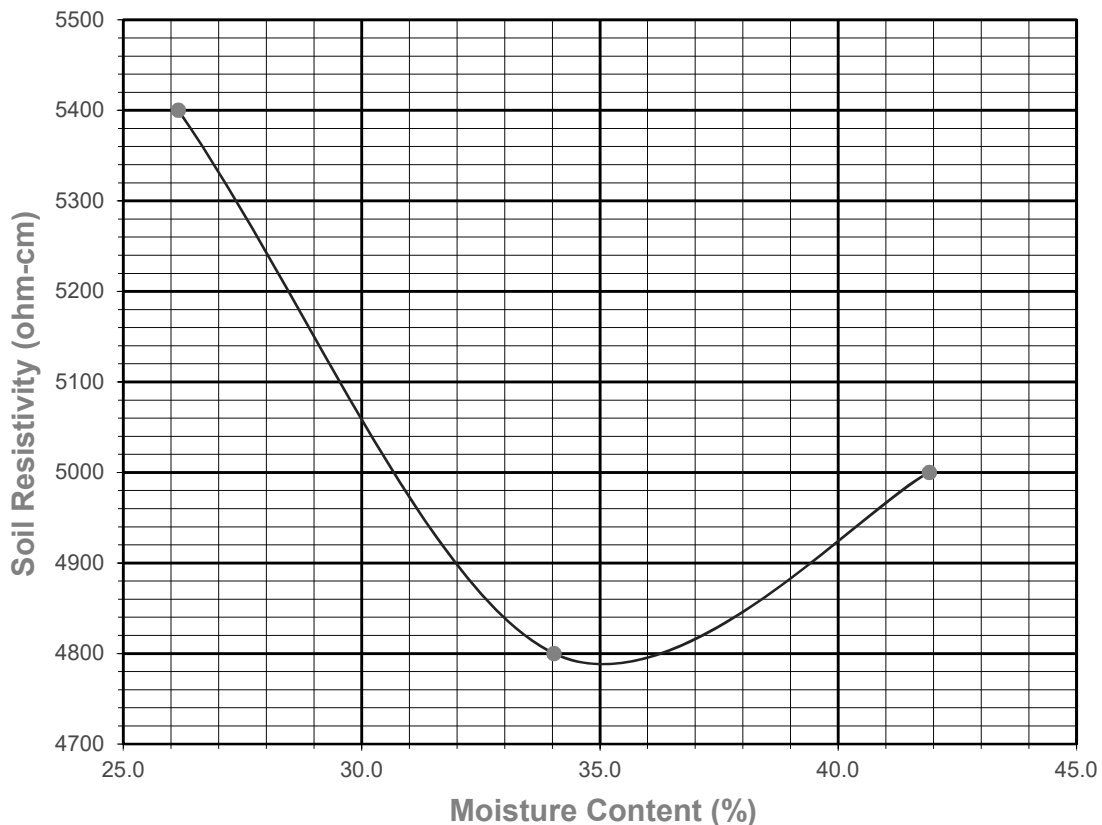
Soil Identification:* Dark yellowish brown SC-SM

*California Test 643 requires soil specimens to consist only of portions of samples passing through the No. 8 US Standard Sieve before resistivity testing. Therefore, this test method may not be representative for coarser materials.

Specimen No.	Water Added (ml) (Wa)	Adjusted Moisture Content (MC)	Resistance Reading (ohm)	Soil Resistivity (ohm-cm)
1	30	26.16	5400	5400
2	40	34.04	4800	4800
3	50	41.91	5000	5000
4				
5				

Moisture Content (%) (Mci)	2.53
Wet Wt. of Soil + Cont. (g)	224.27
Dry Wt. of Soil + Cont. (g)	220.23
Wt. of Container (g)	60.24
Container No.	
Initial Soil Wt. (g) (Wt)	130.15
Box Constant	1.000
$MC = (((1 + M_{ci}/100) \times (W_a/W_t + 1)) - 1) \times 100$	

Min. Resistivity (ohm-cm)	Moisture Content (%)	Sulfate Content (ppm)	Chloride Content (ppm)	Soil pH	
				pH	Temp. (°C)
DOT CA Test 643		DOT CA Test 417 Part II	DOT CA Test 422	DOT CA Test 643	
4790	35.0	144	41	6.61	21.3



Appendix H

Energy and Water Efficiency Compliance Report



To: City of Los Angeles Department of City Planning

From: US-EcoLogic, Inc.

Date: June 07 2019

Subject: CEQA Exemption (a)(8) Energy and Water Efficiency Compliance for 4649 Maubert

I. Executive Summary

The purpose of this analysis is to describe how the project to be built at 4649 Maubert (known as this point forward as "the Project") will meet the Public Resources Code, Division 13, Chapter 4.2 Environmental Quality, Section 21155.1 – Implementation of the Sustainable Communities Strategy CEQA Exemption for transit priority project subsection (a)(8) requirement for energy and water efficiency.

Public Resource Code – Division 13. Environmental Quality –
Chapter 4.2 Implementation of the Sustainable Communities Strategy –
Section 21155.1 Subsection (a)(8) requires:

The buildings in the transit priority project are 15 percent more energy efficient than required by Chapter 6 of Title 24 of the California Code of Regulations and the buildings and landscaping are designed to achieve 25 percent less water usage than the average household use in the region.

The Project is a high-rise residential development integrated into a singular building in the City of Los Angeles. It consists of 153 residential dwelling units encompassing 125,480sf with 18,156sf of non-residential area (5,013sf of amenity spaces, 2,046sf of leasing/lobby spaces and 11,097sf of circulation) and vehicular parking included in the first two levels with bicycle storage on the second level; all integrated into one building. The lot area is 33,054sf (0.76ac)

The Project will comply with both energy and water usage requirements, as follows:

- **Energy Use:** A minimum of at least **15%** less than allowed by Title 24, Part 6 2016.
- **Water Use:** A minimum of at least **25%** below the average household use of the region

The energy and water efficiency strategies for compliance are documents separately below.

II. Energy Efficiency

1. Regulatory Framework

The Public Resources Code (PRC) Division 13, Chapter 4.2 Environmental Quality, Section 21155.1 – Implementation of the Sustainable Communities Strategy Section 21155.5 (a)(8) requires that a Sustainable Communities Strategy Project be at least 15 percent more efficient than the baseline required by the California Energy Code Title 24, Part 6.

Title 24 of the California Code of Regulations, also known as the California Building Standards Code or just “Title 24”, contains the regulations that govern the construction of buildings in the state of California. Part 6 of Title 24 of the California Code of Regulations provides the requirements to comply with California Energy Code.

Title 24, Part 6 provides two paths for code compliance:

1. **Prescriptive Method:** Projects must implement individual requirements as presented in Title 24, Part 6. Compliance requires verifying that each singular aspect meets the minimum or does not exceed the maximum level as prescribed by Title 24, Part 6.
2. **Performance Method:** Projects must use energy modeling software approved by the California Energy Commission to demonstrate that said project meets the required level of energy performance by analyzing energy trade-offs. The energy consumption of the entire building is calculated at once and this calculation is utilized to find the most cost-effective method of satisfying Title 24, Part 6.

The performance method will be utilized to allow the City of Los Angeles’ Department of Building and Safety to confirm compliance with the PRC subsection (a)(8) which requires 15 percent more efficient than the Title 24, Part 6.

The following sections provide greater detail into the energy modeling process, the necessary design measures and the resulting building’s energy performance

2. Energy Modeling Process

Preliminary whole building energy modeling will be conducted to determine the anticipated energy performance as per Title 24, Part 6 (If unable to achieve at least 15 percent above Title 24, Part 6 then the building will be modeled separately for residential and non-residential spaces, respectively). Energy modeling will be done utilizing software approved by the California Energy Commission. A proposed design/building will be generated and compared to baseline design/building as set forth in the 2016 version of Title 24, Part 6.

Baseline Design

The software program will automatically generate a baseline design that is compliant to the specified version of Title 24, Part 6; in this case 2016. The following parameters are included in the baseline design/building:

- Same physical shape and size as proposed design/building
- Same occupancy schedules and zoning as the proposed design/building
- Prescriptive assembly and glazing values based on climate zone; U-factors and solar heat gain coefficients (SHGC)
- Prescriptive lighting allowance based on occupancy or task
- Mandatory ventilation rates by occupancy
- Appropriate mechanical systems
- Appropriate mechanical system sizing for heating and cooling loads

The results are measured as Time Dependent Valuation (TDV) Energy, which accounts for the energy used at the building site, the energy consumed during the energy production and the delivery of energy to the site. The TDV Energy is calculated by multiplying the site energy use for each energy type by the applicable TDV multiplier. The TDV multipliers vary for each hour of the year and by energy type, climate zone and the type of building.

3. Energy Model Input

The following features of the Project are considered for the energy model:

Site and Climate

The project is located at 4649 Maubert Avenue in Los Angeles, California

Longitude	118.3° W
Latitude	34.1° N
Climate Zone	CA 9
Weather File	USA_CA_Burbank-Glendale-LOS-ANGELES-DOWNTOWN_722874_CZ2010.epw
Summer Design DB/WB	99° / 69° F (0.1%)
Winter Median of Extremes	38° F

Architecture and Form

The building is will consist of a podium design, with the first three levels being concrete and steel framing, and the upper five levels to be wood framed residential. The window system

will be a thermally broken glazed system. Vehicular and bicycle parking is included on the first two levels. The building is entirely above grade with no subsurface structure. The first two levels consist of leasing and amenity spaces with some circulation totaling approximately 4,463sf at the first level and 6,461sf for the second level. The third floor, which is the start of residential levels, is approximately 22,254sf while levels 4 to 7 are approximately 22,287sf each; and lastly the 8th floor is approximately 21,311sf.

Opaque Assemblies

The opaque assemblies consist of the roof, wall and floor assemblies that enclose the conditioned spaces in the Project, protecting it external environment. The Title 24 prescriptive thermal envelope performance requirements are the design baseline values. The assemblies to be used in the energy simulation model of the proposed design are described in the table below:

7	Roof 2x10 Wood Framed U-0.036 (R-30)
6	Levels 4-8 Exterior Walls 2x6 Wood Framed U-0.069 (R-21)
5	Level 4-8 Residential Windows U-Factor: 0.32 SHGC: 0.25 Visible transmittance: 0.3
4	Level 3 Concrete Floor 14" Concrete Post-Tensioned Slab U-0.269
3	Levels 1-3 Exterior Walls 5.5" Metal Framed U-0.151 (R-21)
2	Level 1 & 2 Storefront Glazing U-Factor: 0.30 SHGC: 0.26 Visible transmittance: 0.5
1	Level 1 & 2 Unconditioned Parking Garage 12" Concrete Walls

Characteristics of the HVAC and DHW Systems

To comply with the Title 24 standard, the proposed design's total Time Dependent Valuation (TDV) energy usage shall be equal or less than the Title 24's baseline design total TDV energy usage. The energy model will reflect the TDV energy and end uses for the following categories:

- **Heating** – Annual TDV energy used for space heating.
- **Cooling** – Annual TDV energy used for space cooling.
- **Lighting** – Annual TDV energy used in process lighting input within the program
- **Receptacle** – Annual TDV energy used to meet receptacle (ie. Equipment) load.
This value is fixed for compliance by occupancy.
- **Fans** – Annual TDV energy used for fans moving air that has been conditioned.
- **Pumps** – Annual TDV energy used for pumps for hot water.
- **Process** – Annual TDV energy used in process loads input within the program.
- **Service Water Heating (DHW)** – Annual TDV energy used for domestic (service) hot water.

4. Energy Efficiency Measures

The following performance features will help improve the proposed design's energy efficiency:

Building Envelope

- **High-performance insulation** – The Project will look to utilize high density fiberglass batt insulation to help reduce heating and cooling loads while helping cut down on the sound transmission on the exterior. We plan to look at options to allow for trade-offs with these assemblies to prevent the need for continuous insulation if possible.
- **High-performance window systems** – The Project will utilize a thermally broken, double glazed window system with low-emissivity coatings (ie. LoE). These coatings provide reduced cooling demands in the summer and heating demands in the winter.

Lighting

- **High-efficacy, LED lamps utilized for amenities, offices, garage and other common areas** – The Project plans to use high-efficacy LED fixtures. These high-efficacy fixtures provide higher lumen (light) output per watt (electric) input than other lamps like incandescent or fluorescent.
- **Daylighting controls for amenities, offices and other common area lighting adjacent to windows** – The Project will utilize daylighting controls at spaces

adjacent to windows. Daylight harvest controls are controls that sense the amount of natural light entering a space and automatically dims the lights. This provide energy savings while maintaining acceptable lighting levels.

- **Occupancy controls with dimming for amenity, leasing/lobby and other common spaces** – Occupancy controls sense when spaces have been vacant for a set period and automatically turn off lighting, saving energy as compared to leaving them on full time. Occupancy controls will be provided in the garage and all corridors, stairwells and bathrooms.
- **Dimming controls for all lighting in offices, community rooms and common areas** – The Project will provide dimming controls in the aforementioned areas to meet the multi-level lighting requirements. All lighting to be controlled by a dimming or stepping system capable of automatically reducing the total building lighting power by 15%

HVAC

- **High-efficiency split system air-source heat pumps ranging for 15.25 to 16 SEER and 8.5 to 9 HSPF for heating, ventilation and air-conditioning (HVAC)** – Air-source heat pumps use two coils, one indoor and one outdoor that allow the reversal of refrigerant flow depending on the cycle. In heating mode, the heat is pull out of the air outside and transferred to the interior coil to be blown over by the fan blower to heat the unit; in cooling mode, the heat is pulled out of the indoor air as it passes over the coil and transferred to the outdoor coil to dissipate. SEER is the ratio of BTUs per hour of heat removed per watt-hour of electricity used at a given operating point. Similar to SEER, HSPF is the ratio of BTUs delivered to a space per watt-hour of electricity it uses at a given operating point. The Project plans to utilize these equipment selections as they are above the Title 24 baseline values for SEER of 14 and HSPF of 8.2. This equipment will provide the same amount of heating and cooling as calculated but more efficiently thereby reducing the electricity needs.

Domestic Water Heating

- **Centralized hot water system** – Large centralized hot water systems use more efficient equipment than individual water heating systems within the dwelling units. The Project plans to utilize 2 gas fire boilers that each carry a 97% thermal efficiency as compared to the standard 82% efficient centralized water heating system. The water heating system will have a recirculation controls to keep the water in the lines hot, reducing hot water wait time and water waste. This type of centralized hot water system makes it easier to incorporate renewable energy systems like solar hot water as well.
- **High-efficiency water fixtures** – The City of Los Angeles' Green Building Code already specifies fixture flow rates more stringent that the standard Title 24, Part 11 CALGreen code which will inherently allow the Project to use less hot water. This factors into the

overall reduced energy consumption as well. Table 1 below compares the maximum allowable flow rates between the two green codes.

Table 1. Maximum Allowable Flow Rates 2017 Los Angeles Green Building Code vs Title 24, Part 11 – CALGreen 2016

Fixture Type	Maximum Allowable Flowrates per	
	2017 Los Angeles Green Building Code	Title 24, Part 11 CALGreen 2016
Showerheads	1.8 gpm @ 80 psi	2.0 gpm @ 80 psi
Lav Faucet, Residential	1.2 gpm @ 60 psi	1.2 gpm @ 60 psi
Lav Faucet, Non-Residential	0.4 gpm @ 60 psi	0.5 gpm @ 60 psi
Kitchen Faucets	1.5 gpm @ 60 psi	1.8 gpm @ 60 psi
Metering Faucets	0.2 gallons per cycle	0.25 gallons per cycle
Water Closets	1.28 gallons per flush	1.28 gallons per flush
• Gravity Tank		
• Flushometer Tank		
• Flushometer Valve		
Urinals	0.125 gallons per flush	0.125 gallons per flush
Clothes Washers	ENERGYSTAR Rated	ENERGYSTAR Rated
Dishwashers	ENERGYSTAR Rated	ENERGYSTAR Rated



Table 2 below gives detailed information of what is estimated for the proposed Project design as compared to the baseline design values. These values factor into the energy model to provide comparative TDV energy values.

2016 Code - Title 24, Part 6		
Program Participation Climate Zone: CA 9		
Location: Los Angeles, California		
Building Envelope	Title 24 - 2016 Baseline	Proposed Design
Glazing Percentage (Residential Level 3-8)	40%	30-35%
Glazing Percentage (Non-Res Levels 1-2)	40%	<20%
Fenestration NFRC Values. (U-Factor/SHGC/VT)	Title 24 - 2016 Baseline	Proposed Design
Windows (Levels 3-8)	0.30 / 0.23 / 0.5	0.32 / 0.25 / 0.3
Windows (Levels 1 & 2)	0.30 / 0.25 / 0.4	0.30 / 0.26 / 0.5
Insulation Values	Title 24 - 2016 Baseline	Proposed Design
Exterior walls - Level 4-8	U-0.110	R-21 (U-0.069)
Exterior walls - Level 3 & 4	U-0.151	R-21 (U-0.151)
Exterior walls - Level 1 -3	U-0.151	R-21 (U-0.151)
Roof - Wood Framed 2x10	U-0.075	R-30 (U-0.036)
HVAC Efficiencies	Title 24 - 2016 Baseline	Proposed Design
SEER	14 SEER	15.25-16 SEER
HSPF	8.2 HSPF	8.5-9 HSPF
Duct Insulation	R-4.2	R-8 / R-6
Ventilation Fan (ASHRAE 62.2)	Yes	Yes
Domestic Hot Water Heating	Title 24 - 2016 Baseline	Proposed Design
Fuel Type	Natural Gas	Natural Gas
Input Rating (btu/hour)	1,000,000 / each	-
Tank Size	1,160 gal	-
Type	Central Water Heater	Central Water Heater
Efficiency	82%	97%

5. Energy Model Target

Based on the values in the energy model, the Energy Use Intensity (EUI) of the proposed design is calculated and compared to the baseline in Table 3 below. The results show that the Project has a targeted savings of at least 15% savings over the Title 24 baseline when comparing it to the Project's EUI TDV.

The performance estimates are intended to be used for relative comparisons between the proposed design and the Title 24 baseline model. There are many different energy efficiency options that can achieve the required 15% savings as required by the Public Resources Code, Section 21155.1 (a)(8).

Table 3. Energy Use Intensity (EUI) for Each Model by End-Use

Energy End-Use	Notes	Proposed (TDV)*	Baseline (TDV)*	Margin (TDV)*
Space Heating	2	0.64	0.85	0.21
Space Cooling	2	24.83	23.39	-1.44
Indoor Fans	2	4.71	14.51	9.80
Heat Rejection	-	1.47	1.40	-0.07
Pumps & Misc.	2	3.18	2.24	-0.94
Domestic Hot Water	3	5.88	7.28	1.40
Interior Lighting	1	7.92	9.52	1.60
Receptacle	-	9.1	9.1	0
Total		68.31	81.06	10.56
Savings	4	15.46%		

Notes:

1. Corresponds to "lighting" energy category in T24 Energy Efficiency Measures Section
2. Corresponds to "building envelope" and "HVAC system" energy categories
3. Corresponds to "domestic water heating" energy category
4. Percent savings determined by dividing total Margin by total baseline energy

* These values are preliminary and will be updated as more details are finalized for the project.

III. Water Efficiency

1. Regulatory Framework

The Public Resources Code (PRC) Division 13, Chapter 4.2 Environmental Quality, Section 21155.1 – Implementation of the Sustainable Communities Strategy Section 21155.5 (a)(8) requires that each Sustainable Communities Strategy Project achieve a 25 percent water use reduction as compared to the average household usage in the region.

The Project will be required to comply with the City of Los Angeles' Landscape Ordinance No. 170,978 and No. 180,822; which imposes numerous water conservation measures. It will also comply with the 2017 Los Angeles Green Building Standards Code which contains more stringent standards for water use efficiency than the Title 24, Part 11 – 2016 California Green Building Standards Code. Table 1 in the previous section displays the comparison of maximum allowable fixture flow rates between the two building codes.

According to the Metropolitan Water District's *Water Tomorrow Annual Report to the California State Legislature, Covering Fiscal Year 2017/2018 (Page 17)*, the average regional Gallons per Capita Per Day Usage is 135 gallons.
(http://www.mwdh2o.com/PDF_About_Your_Water/3.1_1.2_Regional_Progress_Report.pdf)
[Accessed 05/14/2019]

The Los Angeles average household size is 2.9 as per the *SCAG Profile of the City of Los Angeles – Local Profiles Report 2019 (Page 3)*. Therefore, the average Los Angeles residence water use per day is 391.5 gallons (135 gallons x 2.9 people).

2. Water Efficient Features of the Project

The following are some of the water efficient features of the project as based off the applicable California Green Building Standards Code and the City of Los Angeles' Building Code Requirements:

- High-efficiency toilets with a flush volume of 1.28 gallons of water per flush or less
- Showerheads with a flowrate of 1.8 gallons per minute or less
- Residential lavatory faucets with a flow rate of 1.5 gallons per minute or less
- Amenity/Commercial space lavatory faucets with a flow rate of 0.5 gallons per minute or less.
- Kitchen faucets with a flow rate of 1.5 gallons per minute or less (Residential/Amenity)
- High-efficiency clothes washers that are ENERGYSTAR rated
- High-efficiency dishwashers that are ENERGYSTAR rated
- High-efficiency urinals with 0.125 gallons of water per flush or less
- High-efficiency domestic hot water heating system with 97% Boilers
- Water-saving pool filter
- Pool recirculating filtration equipment
- Pool splash troughs around perimeter that drain back into the pool

- Meter on the pool make-up line leak detection system for swimming pools and spas
- Drip/Subsurface Irrigation (No aerosol spray)
- Proper hydro-zoning (grouping of plantings with similar watering needs)
- Zoned irrigation
- Drought Tolerant Plants
- Stormwater to be captured in underground cistern to be reused for irrigation
- Future alternative waste piping for clothes washers, bathtubs, showers and bathroom/restroom sinks grey water diversion to cistern for reuse in irrigation

3. Water Use Calculation

The following table shows the estimated water usage of the Project taking into account detailed project information including quantity, type of fixtures, occupant use, irrigation demand and water usage in amenity and common spaces.

Residential water use is based on the calculation that 153 dwelling units would result in an estimated 373 occupants, resulting in a rate of 2.9 occupants per dwelling unit per the SCAG Profile of the City of Los Angeles – Local Profiles Report 2019. The amenity and common areas are based fixture and occupant count as per Sec. 422, Chapter 4 of the California Plumbing Code. The irrigation demand was calculated by the landscape architect per California Water Efficient Landscape Ordinance. The water use calculations of the pool and water features were estimates will be verified by a pool consultant once on-board.

Table 4. Title 24, Part 11 CALGreen Whole Building Water Use Calculation

RESIDENTIAL WATER USE									
Fixture Type	Flow Rate ¹ (gpm/gpf)		Duration (min or # of flush)		Daily Uses ²		Occupants ³		Proposed Gallons per Day
Showerheads	1.5	x	8	x	1	x	373	=	4,476.00
Lavatory faucets	1.0	x	0.25	x	3	x	373	=	279.75
Kitchen faucets	1.5	x	4	x	1	x	373	=	2,238.00
Water Closets	1.28	x	1	x	3	x	373	=	1,432.32
Clothes Washer(gal/person-day) ⁴					5.08	x	373	=	1,894.84
Dishwasher (gal/person-day) ⁵					0.38	x	373	=	141.74
Residential Total									10,462.65

LEASING / LOBBY / AMENITY WATER USE									
Fixture Type	Flow Rate ¹ (gpm/gpf)		Duration (min or # of flush)		Daily Uses ²		Occupants ³		Proposed Gallons per Day
		x		x		x		=	
Lavatory faucets	0.5	x	0.25	x	3	x	188	=	70.50
Water Closets	0.80	x	1	x	3	x	188	=	451.20
Showerheads	0	x	5	x	1	x	0	=	-
Leasing / Lobby / Amenity Total									521.70
IRRIGATION / POOL / GARAGE WATER USE									
Location									Proposed Gallons per Day
Pool ^{7,7a}									445.00
Irrigation ⁸									317.00
Parking Structure ⁹	51,978 sq. ft.								1,039.56
Irrigation / Pool / Garage Water Use									1801.56
Proposed Design - Total Building Water Usage (GPD)									12,785.91
Baseline - Total Building Water Baseline (GPD)									15,052.18
PERCENT REDUCTION FROM BASELINE – TOTAL BUILDING WATER BASELINE (GPD)									15%
Proposed Design - Water Use / Household (GPD)¹⁰									83.57
Baseline - Water Use / Household (GPD)¹¹									391.50
PERCENT REDUCTION FROM BASELINE - WATER USE / HOUSEHOLD (GPD)									79%

Notes:

- Flow rates are the maximum allowed under the City of Los Angeles Green Building Code (Form GRN17).
- Daily uses per CALGreen Building Standards Code, Chapter 8 – Compliance Forms, Worksheets and Reference Material.
- For residential water use occupancy based on 153 dwelling units x 2.9 occupants per household. For the amenity/common spaces, occupancy is based of load factors per CPC Section 422.0, Table A.
- Clothes washers in each unit. Los Angeles Green Building Code requires ENERGYSTAR rated unit. Typical ENERGYSTAR unit = 3.2 IWF (Integrated Water Factor) = 5.08 gallons per person per day.
- Dishwashers assumed in each unit. Los Angeles Green Building Code Requires ENERGYSTAR rated units. Typical ENERGYSTAR unit = 3.5 GPC 9Gallons Per Cycle) = 0.38 gallons per person per day.
- Pool surface estimated to be approx. 953.48SF. Approx. ¾" water loss per day (splash and evaporation), or 446 gallons to be made up per day.
 - Based on draining half the pool every five years. Pool capacity is estimated to be around 26,816 gallons. (26,816 gallons / 0.5) / 5 year = 2,682 gallons per year or about 7 gallons a day.
- Irrigation usage will be based on the Maximum Applied Water Allowance from the California Water Model Efficiency Landscape Ordinance. 62,883 gallons per year (317.22 gallons per day in June.)
- Based on the City of Los Angeles Department of Public Works – Bureau of Sanitation Sewer Generation Rates (0.02 gallons per sq. ft.)

9. Based on the Project's estimated water usage per day of 12,137.8 gallons, with 153 dwelling units; a household yields a water usage of 79.33 gallons per day (12,137.8 gallons / 153).
10. Based on the regional average for Los Angeles residence water demand per day of 391.5 gallons (135 gallons x 2.9 people). The Project has 153 residential dwelling units.

4. Water Usage

It is estimated that the Project will use on average 12,786 gallons per day of water. With 153 residential dwelling units, the household water usage is approximately 83.57 gallons per day, as compared to the baseline calculation of 391.5 gallons per day.

In conclusion, the Project is designed to achieve at least 79 percent less water usage than the average household in the region.

These calculations are used to show a relative comparison between the Project and the regional average household water use. There are a range of water efficiency measures that will attribute to the required reduction. The final combination of water efficient features is best selected during the final design stages of the Project, when other options are also up for consideration that may not be available early on.

Appendix I

Air Quality Technical Report

Air Quality Technical Report

1. Introduction

This analysis addresses the air emissions generated by construction and operation of the Project. The analysis also evaluates the consistency of the Project with the air quality policies set forth within the South Coast Air Quality Management District's (SCQMD) Air Quality Management Plan (AQMP) and the City of Los Angeles (City) General Plan. The analysis of Project-generated air emissions focuses on whether the Project would cause an exceedance of an ambient air quality standard or SCAQMD significance threshold. Calculation worksheets, assumptions, and model outputs used in the analysis are attached to this technical report.

2. Environmental Setting

a) Regulatory Framework

(1) Federal

(a) *Clean Air Act*

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

The 1990 amendments to the CAA identify specific emission reduction goals for areas not meeting the National Ambient Air Quality Standard (NAAQS). These amendments require both a demonstration of reasonable further progress toward attainment and incorporation of additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA which are most applicable to the Project include Title I (Nonattainment Provisions) and Title II (Mobile Source Provisions).

NAAQS have been established for seven major air pollutants: CO (carbon monoxide), NO₂ (nitrogen dioxide), O₃ (ozone), PM_{2.5} (particulate matter, 2.5 microns), PM₁₀ (particulate matter, 10 microns), SO₂ (sulfur dioxide), and Pb (lead).

The CAA requires USEPA to designate areas as attainment, nonattainment, or maintenance (previously nonattainment and currently attainment) for each criteria pollutant based on whether

the NAAQS have been achieved. Title I provisions are implemented for the purpose of attaining NAAQS. The federal standards are summarized in **Table 1**. USEPA has classified the Los Angeles County portion of the South Coast Air Basin (Basin) as a nonattainment area for O₃, PM_{2.5}, and Pb.

Table 1
State and National Ambient Air Quality Standards and Attainment Status for LA County

Pollutant	Averaging Period	California		Federal	
		Standards	Attainment Status	Standards	Attainment Status
Ozone (O ₃)	1-hour	0.09 ppm (180 µg/m ³)	Non-attainment	--	--
	8-hour	0.070 ppm (137 µg/m ³)	N/A ¹	0.070 ppm (137 µg/m ³)	Non-attainment
Respirable Particulate Matter (PM ₁₀)	24-hour	50 µg/m ³	Non-attainment	150 µg/m ³	Maintenance
	Annual Arithmetic Mean	20 µg/m ³	Non-attainment	--	--
Fine Particulate Matter (PM _{2.5})	24-hour	--	--	35 µg/m ³	Non-attainment
	Annual Arithmetic Mean	12 µg/m ³	Non-attainment	12 µg/m ³	Non-attainment
Carbon Monoxide (CO)	1-hour	20 ppm (23 mg/m ³)	Attainment	35 ppm (40 mg/m ³)	Maintenance
	8-hour	9.0 ppm (10 mg/m ³)	Attainment	9 ppm (10 mg/m ³)	Maintenance
Nitrogen Dioxide (NO ₂)	1-hour	0.18 ppm (338 µg/m ³)	Attainment	100 ppb (188 µg/m ³)	Maintenance
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)	Attainment	53 ppb (100 µg/m ³)	Maintenance
Sulfur Dioxide (SO ₂)	1-hour	0.25 ppm (655 µg/m ³)	Attainment	75 ppb (196 µg/m ³)	Attainment
	24-hour	0.04 ppm (105 µg/m ³)	Attainment	--	--
Lead (Pb)	30-day average	1.5 µg/m ³	Attainment	--	--
	Calendar Quarter	--	--	0.15 µg/m ³	Non-attainment
Visibility Reducing Particles	8-hour	Extinction of 0.07 per kilometer	N/A	No Federal Standards	
Sulfates	24-hour	25 µg/m ³	Attainment	No Federal Standards	
Hydrogen Sulfide (H ₂ S)	1-hour	0.03 ppm (42 µg/m ³)	Unclassified	No Federal Standards	
Vinyl Chloride	24-hour	0.01 ppm (26 µg/m ³)	N/A	No Federal Standards	

¹N/A = not available
Source: CARB, Ambient Air Quality Standards, and attainment status, 2018 (www.arb.ca.gov/desig/adm/adm.htm).

CAA Title II pertains to mobile sources, such as cars, trucks, buses, and planes. Reformulated gasoline and automobile pollution control devices are examples of the mechanisms the USEPA

uses to regulate mobile air emission sources. The provisions of Title II have resulted in tailpipe emission standards for vehicles, which have been strengthened in recent years to improve air quality. For example, the standards for NO_x emissions have been lowered substantially and the specification requirements for cleaner burning gasoline are more stringent.

The USEPA regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain types of locomotives. USEPA has jurisdiction over emission sources outside state waters (e.g., beyond the outer continental shelf) and establishes various emission standards, including those for vehicles sold in states other than California. Automobiles sold in California must meet stricter emission standards established by CARB. USEPA adopted multiple tiers of emission standards to reduce emissions from non-road diesel engines (e.g., diesel-powered construction equipment) by integrating engine and fuel controls as a system to gain the greatest emission reductions. The first federal standards (Tier 1) for new non-road (or off-road) diesel engines were adopted in 1994 for engines over 50 horsepower, to be phased-in from 1996 to 2000. On August 27, 1998, USEPA introduced Tier 1 standards for equipment under 37 kW (50 horsepower) and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. The Tier 1 through 3 standards were met through advanced engine design, with no or only limited use of exhaust gas after-treatment (oxidation catalysts). Tier 3 standards for NO_x and hydrocarbon are similar in stringency to the 2004 standards for highway engines. However, Tier 3 standards for particulate matter were never adopted. On May 11, 2004, USEPA signed the final rule introducing Tier 4 emission standards, which were phased-in between 2008 and 2015. The Tier 4 standards require that emissions of particulate matter and NO_x be further reduced by about 90 percent. Such emission reductions are achieved through the use of control technologies—including advanced exhaust gas after-treatment.

(2) State

(a) *California Clean Air Act*

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

CARB regulates mobile air pollution sources, such as motor vehicles. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB established passenger vehicle fuel specifications in March 1996. CARB oversees the functions of local air pollution control

districts and air quality management districts, which, in turn, administer air quality activities at the regional and county levels. The State standards are summarized in **Table 1**.

The CCAA requires CARB to designate areas within California as either attainment or nonattainment for each criteria pollutant based on whether the CAAQS thresholds have been achieved. Under the CCAA, areas are designated as nonattainment for a pollutant if air quality data shows that a state standard for the pollutant was violated at least once during the previous three calendar years. Exceedances that are affected by highly irregular or infrequent events are not considered violations of a state standard and are not used as a basis for designating areas as nonattainment. Under the CCAA, the non-desert Los Angeles County portion of the Basin is designated as a nonattainment area for O₃, PM₁₀, and PM_{2.5}.

(b) Toxic Air Contaminant Identification and Control Act

The public's exposure to toxic air contaminants (TACs) is a significant public health issue in California. CARB's statewide comprehensive air toxics program was established in the early 1980s. The Toxic Air Contaminant Identification and Control Act created California's program to reduce exposure to air toxics. Under the Toxic Air Contaminant Identification and Control Act, CARB is required to use certain criteria in the prioritization for the identification and control of air toxics. In selecting substances for review, CARB must consider criteria relating to "the risk of harm to public health, amount or potential amount of emissions, manner of, and exposure to, usage of the substance in California, persistence in the atmosphere, and ambient concentrations in the community" [Health and Safety Code Section 39666(f)].

The Toxic Air Contaminant Identification and Control Act also requires CARB to use available information gathered from the Air Toxics "Hot Spots" Information and Assessment Act program to include in the prioritization of compounds. CARB identified particulate emissions from diesel-fueled engines (diesel PM) TACs in August 1998. Following the identification process, CARB was required by law to determine if there is a need for further control, which led to the risk management phase of the program. For the risk management phase, CARB formed the Diesel Advisory Committee to assist in the development of a risk management guidance document and a risk reduction plan. With the assistance of the Diesel Advisory Committee and its subcommittees, CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles and the Risk Management Guidance for the Permitting of New Stationary Diesel-Fueled Engines. The Board approved these documents on September 28, 2000, paving the way for the next step in the regulatory process: the control measure phase. During the control measure phase, specific Statewide regulations designed to further reduce diesel PM emissions from diesel-fueled engines and vehicles have and continue to be evaluated and developed. The goal of each regulation is to make diesel engines as clean as possible by establishing state-of-the-art technology requirements or emission standards to reduce diesel PM emissions. Breathing H₂S at levels above the state standard could result in exposure to a disagreeable rotten eggs odor. The State does not regulate other odors.

(c) California Air Toxics Program

The California Air Toxics Program was established in 1983, when the California Legislature adopted Assembly Bill (AB) 1807 to establish a two-step process of risk identification and risk management to address potential health effects from exposure to toxic substances in the air.¹ In the risk identification step, CARB and the Office of Environmental Health Hazard Assessment (OEHHA) determine if a substance should be formally identified, or “listed,” as a TAC in California. Since inception of the program, a number of such substances have been listed, including benzene, chloroform, formaldehyde, and particulate emissions from diesel-fueled engines, among others.² In 1993, the California Legislature amended the program to identify the 189 federal hazardous air pollutants as TACs.

In the risk management step, CARB reviews emission sources of an identified TAC to determine whether regulatory action is needed to reduce risk. Based on results of that review, CARB has promulgated a number of airborne toxic control measures (ATCMs), both for mobile and stationary sources. In 2004, CARB adopted an ATCM to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel PM and other TACs. The measure applies to diesel-fueled commercial vehicles with gross vehicle weight ratings greater than 10,000 pounds that are licensed to operate on highways, regardless of where they are registered. This measure does not allow diesel-fueled commercial vehicles to idle for more than 5 minutes at any given time.

In addition to limiting exhaust from idling trucks, CARB adopted regulations on July 26, 2007 for off-road diesel construction equipment such as bulldozers, loaders, backhoes, and forklifts, as well as many other self-propelled off-road diesel vehicles to reduce emissions by installation of diesel particulate filters and encouraging the replacement of older, dirtier engines with newer emission-controlled models. Implementation is staggered based on fleet size, with the largest operators having begun compliance in 2014.³

(d) Assembly Bill 2588 Air Toxics “Hot Spots” Program

The AB 1807 program is supplemented by the AB 2588 Air Toxics “Hot Spots” program, which was established by the California Legislature in 1987. Under this program, facilities are required to report their air toxics emissions, assess health risks, and notify nearby residents and workers of significant risks if present. In 1992, the AB 2588 program was amended by Senate Bill (SB) 1731 to require facilities that pose a significant health risk to the community to reduce their risk through implementation of a risk management plan.

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

¹ CARB, California Air Toxics Program, www.arb.ca.gov/toxics/toxics.htm, last reviewed by CARB September 24, 2015.

² CARB, Toxic Air Contaminant Identification List, www.arb.ca.gov/toxics/id/taclist.htm, last reviewed by CARB July 18, 2011.

³ CARB, In-Use Off-Road Diesel-Fueled Fleets Regulation, www.arb.ca.gov/msprog/ordiesel/ordiesel.htm, last reviewed by CARB July 28, 2016.

The *Air Quality and Land Use Handbook: A Community Health Perspective* provides important air quality information about certain types of facilities (e.g., freeways, refineries, rail yards, ports) that should be considered when siting sensitive land uses such as residences.⁴ CARB provides recommended site distances from certain types of facilities when considering siting new sensitive land uses. The recommendations are advisory and should not be interpreted as defined “buffer zones.” If a project is within the siting distance, CARB recommends further analysis. Where possible, CARB recommends a minimum separation between new sensitive land uses and existing sources.

(f) *Air Quality and Land Use Handbook*

CARB published the *Air Quality and Land Use Handbook* (CARB Handbook) on April 28, 2005 to serve as a general guide for considering health effects associated with siting sensitive receptors proximate to sources of TAC emissions. The recommendations are voluntary and do not constitute a requirement or mandate for either land use agencies or local air districts. The goal of the guidance document is to protect sensitive receptors, such as children, the elderly, acutely ill, and chronically ill persons, from exposure to TAC emissions. Some examples of CARB’s siting recommendations include the following: (1) avoid siting sensitive receptors within 500 feet of a freeway, urban road with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day; (2) avoid siting sensitive receptors within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or where transport refrigeration unit operations exceed 300 hours per week); and (3) avoid siting sensitive receptors within 300 feet of any dry cleaning operation using perchloroethylene and within 500 feet of operations with two or more machines.

(g) *California Code of Regulations*

The California Code of Regulations (CCR) is the official compilation and publication of regulations adopted, amended or repealed by the state agencies pursuant to the Administrative Procedure Act. The CCR includes regulations that pertain to air quality emissions. Specifically, Section 2485 in CCR Title 13 states that the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) used during construction shall be limited to five minutes at any location. In addition, Section 93115 in CCR Title 17 states that operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

(3) Regional

(a) *South Coast Air Quality Management District*

The South Coast Air Quality Management District (SCAQMD) was created in 1977 to coordinate air quality planning efforts throughout Southern California. SCAQMD is the agency principally

⁴ CARB, *Air Quality and Land Use Handbook, a Community Health Perspective*, April 2005.

responsible for comprehensive air pollution control in the region. Specifically, SCAQMD is responsible for monitoring air quality, as well as planning, implementing, and enforcing programs designed to attain and maintain the CAAQS and NAAQS in the district. SCAQMD has jurisdiction over an area of 10,743 square miles consisting of Orange County; the non-desert portions of Los Angeles, Riverside, and San Bernardino counties; and the Riverside County portion of the Salton Sea Air Basin and Mojave Desert Air Basin. The Basin portion of SCAQMD's jurisdiction covers an area of 6,745 square miles. The Basin includes all of Orange County and the non-desert portions of Los Angeles (including the Project Area), Riverside, and San Bernardino counties. The Basin is bounded by the Pacific Ocean to the west; the San Gabriel, San Bernardino and San Jacinto Mountains to the north and east; and the San Diego County line to the south.

Programs that were developed by SCAQMD to attain and maintain the CAAQS and NAAQS include air quality rules and regulations that regulate stationary sources, area sources, point sources, and certain mobile source emissions. SCAQMD is also responsible for establishing stationary source permitting requirements and for ensuring that new, modified, or relocated stationary sources do not create net emission increases. All projects in the SCAQMD jurisdiction are subject to SCAQMD rules and regulations, including, but not limited to the following:

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

(b) Air Quality Management Plan

The 2016 Air Quality Management Plan (AQMP) was adopted in April 2017 and represents the most updated regional blueprint for achieving federal air quality standards. The 2016 AQMP adapts previously conducted regional air quality analyses to account for the recent unexpected drought conditions, and presents a revised approach to demonstrated attainment of the 2006 24-hour PM_{2.5} NAAQS for the Basin. Additionally, the 2016 AQMP relied upon a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures to evaluate strategies for reducing NO_x emissions sufficiently to meet the upcoming ozone deadline standards.

(c) Multiple Air Toxics Exposure Study IV

To date, the most comprehensive study on air toxics in the Basin is the Multiple Air Toxics Exposure Study IV (MATES-IV). The monitoring program measured more than 30 air pollutants, including both gases and particulates. The monitoring study was accompanied by a computer modeling study in which the SCAQMD estimated the risk of cancer from breathing toxic air pollution throughout the region based on emissions and weather data. MATES-IV found that the cancer risk in the region from carcinogenic air pollutants ranges from about 320 to 480 in a million, though OEHHA methodologies place average basinwide risk at 897 in a million. About 90 percent of the risk is attributed to emissions associated with mobile sources, with the remainder attributed to toxics emitted from stationary sources, which include large industrial operations, such as refineries and metal processing facilities, as well as smaller businesses such as gas stations and chrome plating. The results indicate that diesel PM is the major contributor to air toxics risk, accounting on average for about 68 percent of total risk.

(d) *Southern California Association of Governments*

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

SCAG adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy on April 7, 2016.^{5,6} The 2016–2040 RTP/SCS reaffirms the land use policies that were incorporated into SCAG’s prior 2012–2035 RTP/SCS. These foundational policies, which guided the development of the plan’s land use strategies, include the following:

- Identify regional strategic areas for infill and investment;
- Structure the plan on a three-tiered system of centers development;⁷
- Develop “Complete Communities”;

⁵ SCAG, Final 2016–2040 RTP/SCS.

⁶ CARB, Executive Order G-16-066, SCAG 2016 SCS ARB Acceptance of GHG Quantification Determination, June 2016.

⁷ Complete language: “Identify strategic centers based on a three-tiered system of existing, planned and potential relative to transportation infrastructure. This strategy more effectively integrates land use planning and transportation investment.” A more detailed description of these strategies and policies can be found on pp. 90–92 of the SCAG 2008 Regional Transportation Plan, adopted in May 2008.

- Develop nodes on a corridor;
- Plan for additional housing and jobs near transit;
- Plan for changing demand in types of housing;
- Continue to protect stable, existing single-family areas;
- Ensure adequate access to open space and preservation of habitat; and
- Incorporate local input and feedback on future growth.

The 2016–2040 RTP/SCS recognizes that transportation investments and future land use patterns are inextricably linked, and continued recognition of this close relationship will help the region make choices that sustain existing resources and expand efficiency, mobility, and accessibility for people across the region. In particular, the 2016–2040 RTP/SCS draws a closer connection between where people live and work, and it offers a blueprint for how Southern California can grow more sustainably. The 2016–2040 RTP/SCS also includes strategies focused on compact infill development and economic growth by building the infrastructure the region needs to promote the smooth flow of goods and easier access to jobs, services, educational facilities, healthcare and more.

The 2016–2040 RTP/SCS states that the SCAG region was home to about 18.3 million people in 2012 and included approximately 5.9 million homes and 7.4 million jobs.⁸ By 2040, the integrated growth forecast projects these figures will increase by 3.8 million people, with nearly 1.5 million more homes and 2.4 million more jobs. High Quality Transit Areas (HQTAs) will account for 3 percent of regional total land but are projected to accommodate 46 percent and 55 percent of future household and employment growth respectively between 2012 and 2040.⁹ The 2016–2040 RTP/SCS overall land use pattern reinforces the trend of focusing new housing and employment in the region’s HQTAs. HQTAs are a cornerstone of land use planning best practice in the SCAG region because they concentrate roadway repair investments, leverage transit and active transportation investments, reduce regional life cycle infrastructure costs, improve accessibility, create local jobs, and have the potential to improve public health and housing affordability. As discussed further below, the Project Site is located within an HQTA.

(4) Local

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

⁸ The SCAG 2016–2040 RTP/SCS is based on year 2012 demographic data with growth forecasts developed for 2020, 2035, and 2040.

⁹ Defined by the 2016–2040 RTP/SCS as generally walkable transit villages or corridors located within 0.5 mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours.

The Air Quality Element of the City's General Plan was adopted on November 24, 1992, and sets forth the goals, objectives, and policies, which guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element acknowledges the interrelationships among transportation and land use planning in meeting the City's mobility and air quality goals.

The Air Quality Element includes six key goals:

- Goal 1:** Good air quality in an environment of continued population growth and healthy economic structure.
- Goal 2:** Less reliance on single-occupant vehicles with fewer commute and non-work trips.
- Goal 3:** Efficient management of transportation facilities and system infrastructure using cost-effective system management and innovative demand management techniques.
- Goal 4:** Minimize impacts of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.
- Goal 5:** Energy efficiency through land use and transportation planning, the use of renewable resources and less-polluting fuels and the implementation of conservation measures including passive measures such as site orientation and tree planting.
- Goal 6:** Citizen awareness of the linkages between personal behavior and air pollution and participation in efforts to reduce air pollution.

(b) Clean Up Green Up Ordinance

The City of Los Angeles adopted a Clean Up Green Up Ordinance (Ordinance Number 184,245) on April 13, 2016, which among other provisions, includes provisions related to ventilation system filter efficiency in mechanically ventilated buildings. This ordinance added Sections 95.314.3 and 99.04.504.6 to the Los Angeles Municipal Code (LAMC) and amended Section 99.05.504.5.3 to implement building standards and requirements to address cumulative health impacts resulting from incompatible land use patterns.

(c) California Environmental Quality Act

In accordance with CEQA requirements, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. The City uses the SCAQMD's *CEQA Air Quality Handbook* and SCAQMD's supplemental online guidance/information for the environmental review of plans and development proposals within its jurisdiction.

(d) *Land Use Compatibility*

In November 2012, the Los Angeles City Planning Commission (CPC) issued an advisory notice (Zoning Information 2427) regarding the siting of sensitive land uses within 1,000 feet of freeways. The CPC deemed 1,000 feet to be a conservative distance to evaluate projects that house populations considered to be more at-risk from the negative effects of air pollution caused by freeway proximity. The CPC advised that applicants of projects requiring discretionary approval, located within 1,000 feet of a freeway and contemplating residential units and other sensitive uses (e.g., hospitals, schools, retirement homes, etc.) perform a Health Risk Assessment (HRA). The Project Site is more than 1.05 miles (over 5,500 feet) northeast of the Hollywood Freeway (US-101).

On April 12, 2018, the City updated its guidance on siting land uses near freeways, resulting in an updated Advisory Notice effective September 17, 2018 requiring all proposed projects within 1,000 feet of a freeway adhere to the Citywide Design Guidelines, including those that address freeway proximity. It also recommended that projects consider avoiding location of sensitive uses like schools, day care facilities, and senior care centers in such projects, locate open space areas as far from the freeway, locate non-habitable uses (e.g., parking structures) nearest the freeway, and screen project sites with substantial vegetation and/or a wall barrier. Requirements for preparing HRAs were removed.

b) Existing Conditions

(1) Pollutants and Effects

(a) *State and Federal Criteria Pollutants*

Air quality is defined by ambient air concentrations of seven specific pollutants identified by the USEPA to be of concern with respect to health and welfare of the general public. These specific pollutants, known as “criteria air pollutants,” are defined as pollutants for which the federal and State governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. Criteria air pollutants include carbon monoxide (CO), ground-level ozone (O₃), nitrogen oxides (NO_x), sulfur oxides (SO_x), particulate matter ten microns or less in diameter (PM₁₀), particulate matter 2.5 microns or less in diameter (PM_{2.5}), and lead (Pb). The following descriptions of each criteria air pollutant and their health effects are based on information provided by the SCAQMD.¹⁰

Carbon Monoxide (CO). CO is primarily emitted from combustion processes and motor vehicles due to incomplete combustion of fuel. Elevated concentrations of CO weaken the heart’s contractions and lower the amount of oxygen carried by the blood. It is especially dangerous for people with chronic heart disease. Inhalation of CO can cause nausea, dizziness, and headaches at moderate concentrations and can be fatal at high concentrations.

¹⁰ SCAQMD, Final Program Environmental Impact Report for the 2012 AQMP, December 7, 2012.

Ozone (O₃). O₃ is a gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x)—both byproducts of internal combustion engine exhaust—undergo slow photochemical reactions in the presence of sunlight. O₃ concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable. An elevated level of O₃ irritates the lungs and breathing passages, causing coughing and pain in the chest and throat, thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in people with asthma and other respiratory ailments. Long-term exposure may lead to scarring of lung tissue and may lower lung efficiency.

Nitrogen Dioxide (NO₂). NO₂ is a byproduct of fuel combustion and major sources include power plants, large industrial facilities, and motor vehicles. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), which reacts quickly to form NO₂, creating the mixture of NO and NO₂ commonly called NO_x. NO₂ absorbs blue light and results in a brownish-red cast to the atmosphere and reduced visibility. NO₂ also contributes to the formation of PM₁₀. Nitrogen oxides irritate the nose and throat, and increase one's susceptibility to respiratory infections, especially in people with asthma. The principal concern of NO_x is as a precursor to the formation of ozone.

Sulfur Dioxide (SO₂). Sulfur oxides (SO_x) are compounds of sulfur and oxygen molecules. SO₂ is the pre-dominant form found in the lower atmosphere and is a product of burning sulfur or burning materials that contain sulfur. Major sources of SO₂ include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of sulfur dioxide aggravate lung diseases, especially bronchitis. It also constricts the breathing passages, especially in asthmatics and people involved in moderate to heavy exercise. SO₂ potentially causes wheezing, shortness of breath, and coughing. High levels of particulates appear to worsen the effect of sulfur dioxide, and long-term exposures to both pollutants leads to higher rates of respiratory illness.

Particulate Matter (PM₁₀ and PM_{2.5}). The human body naturally prevents the entry of larger particles into the body. However, small particles, with an aerodynamic diameter equal to or less than 10 microns (PM₁₀), and even smaller particles with an aerodynamic diameter equal to or less than 2.5 microns (PM_{2.5}), can enter the body and become trapped in the nose, throat, and upper respiratory tract. These small particulates can potentially aggravate existing heart and lung diseases, change the body's defenses against inhaled materials, and damage lung tissue. The elderly, children, and those with chronic lung or heart disease are most sensitive to PM₁₀ and PM_{2.5}. Lung impairment can persist for two to three weeks after exposure to high levels of particulate matter. Some types of particulates can become toxic after inhalation due to the presence of certain chemicals and their reaction with internal body fluids.

Lead (Pb). Lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Smelting or processing the metal is the primary source of lead emissions, which is primarily a regional pollutant. Lead affects the brain and other parts of the body's nervous

system. Exposure to lead in very young children impairs the development of the nervous system, kidneys, and blood forming processes in the body.

(b) *State-only Criteria Pollutants*

Visibility-Reducing Particles. Deterioration of visibility is one of the most obvious manifestations of air pollution and plays a major role in the public's perception of air quality. Visibility reduction from air pollution is often due to the presence of sulfur and NO_x, as well as PM.

Sulfates (SO₄²⁻). Sulfates are the fully oxidized ionic form of sulfur. Sulfates occur in combination with metal and/or hydrogen ions. In California, emissions of sulfur compounds occur primarily from the combustion of petroleum-derived fuels (e.g., gasoline and diesel fuel) that contain sulfur. This sulfur is oxidized during the combustion process and subsequently converted to sulfate compounds in the atmosphere. Effects of sulfate exposure at levels above the standard include a decrease in ventilatory function, aggravation of asthmatic symptoms, and an increased risk of cardio-pulmonary disease. Sulfates are particularly effective in degrading visibility, and, due to fact that they are usually acidic, can harm ecosystems and damage materials and property.

Hydrogen Sulfide (H₂S). H₂S is a colorless gas with the odor of rotten eggs. It is formed during bacterial decomposition of sulfur-containing organic substances. Also, it can be present in sewer gas and some natural gas and can be emitted as the result of geothermal energy exploitation. Breathing H₂S at levels above the state standard could result in exposure to a very disagreeable odor.

Vinyl Chloride. Vinyl chloride is a colorless, flammable gas at ambient temperature and pressure. It is also highly toxic and is classified as a known carcinogen by the American Conference of Governmental Industrial Hygienists and the International Agency for Research on Cancer. At room temperature, vinyl chloride is a gas with a sickly-sweet odor that is easily condensed. However, it is stored at cooler temperatures as a liquid. Due to the hazardous nature of vinyl chloride to human health, there are no end products that use vinyl chloride in its monomer form. Vinyl chloride is a chemical intermediate, not a final product. It is an important industrial chemical chiefly used to produce polyvinyl chloride (PVC). The process involves vinyl chloride liquid fed to polymerization reactors where it is converted from a monomer to a polymer PVC. The final product of the polymerization process is PVC in either a flake or pellet form. Billions of pounds of PVC are sold on the global market each year. From its flake or pellet form, PVC is sold to companies that heat and mold the PVC into end products such as PVC pipe and bottles. Vinyl chloride emissions are historically associated primarily with landfills.

(2) Toxic Air Contaminants

TACs refer to a diverse group of “non-criteria” air pollutants that can affect human health but have not had ambient air quality standards established for them. This is not because they are fundamentally different from the pollutants discussed above but because their effects tend to be

local rather than regional. TACs are classified as carcinogenic and noncarcinogenic, where carcinogenic TACs can cause cancer and noncarcinogenic TAC can cause acute and chronic impacts to different target organ systems (e.g., eyes, respiratory, reproductive, developmental, nervous, and cardiovascular).

CARB and OEHHA determine if a substance should be formally identified, or “listed,” as a TAC in California. A complete list of these substances is maintained on CARB’s website.¹¹

Diesel particulate matter (DPM), which is emitted in the exhaust from diesel engines, was listed by the state as a TAC in 1998. DPM has historically been used as a surrogate measure of exposure for all diesel exhaust emissions. DPM consists of fine particles (fine particles have a diameter less than 2.5 micrometer (μm)), including a subgroup of ultrafine particles (ultrafine particles have a diameter less than 0.1 μm). Collectively, these particles have a large surface area which makes them an excellent medium for absorbing organics. The visible emissions in diesel exhaust include carbon particles or “soot.” Diesel exhaust also contains a variety of harmful gases and cancer-causing substances.

Exposure to DPM may be a health hazard, particularly to children whose lungs are still developing and the elderly who may have other serious health problems. DPM levels and resultant potential health effects may be higher in close proximity to heavily traveled roadways with substantial truck traffic or near industrial facilities. According to CARB, DPM exposure may lead to the following adverse health effects: (1) aggravated asthma; (2) chronic bronchitis; (3) increased respiratory and cardiovascular hospitalizations; (4) decreased lung function in children; (5) lung cancer; and (6) premature deaths for people with heart or lung disease.^{12,13}

(3) Volatile Organic Compounds

VOCs are typically formed from combustion of fuels and/or released through evaporation of organic liquids. Some VOCs are also classified by the state as toxic air contaminants. While there are no specific VOC ambient air quality standards, VOC is a prime component (along with NO_x) of the photochemical processes by which such criteria pollutants as ozone, nitrogen dioxide, and certain fine particles are formed. They are, thus, regulated as “precursors” to the formation of those criteria pollutants.

(4) Project Site

The Project Site is located within the South Coast Air Basin (the Basin); named so because of its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys or basins below. The 6,745-square-mile Basin includes all of Orange

¹¹ CARB, Toxic Air Contaminant Identification List, www.arb.ca.gov/toxics/id/taclist.htm, last reviewed by CARB July 18, 2011.

¹² CARB, Overview: Diesel Exhaust and Health, www.arb.ca.gov/research/diesel/diesel-health.htm, last reviewed by CARB April 12, 2016.

¹³ CARB, Fact Sheet: Diesel Particulate Matter Health Risk Assessment Study for the West Oakland Community: Preliminary Summary of Results, March 2008.

County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. It is bounded by the Pacific Ocean to the west; the San Gabriel, San Bernardino and San Jacinto Mountains to the north and east; and the San Diego County line to the south. Ambient pollution concentrations recorded in Los Angeles County portion of the Basin are among the highest in the four counties comprising the Basin. USEPA has classified Los Angeles County as nonattainment areas for O₃, PM₁₀, PM_{2.5}, and lead. This classification denotes that the Basin does not meet the NAAQS for these pollutants. In addition, under the CCAA, the Los Angeles County portion of the Basin is designated as a nonattainment area for O₃, PM₁₀, and PM_{2.5}. The air quality within the Basin is primarily influenced by a wide range of emissions sources, such as dense population centers, heavy vehicular traffic, industry, and meteorology.

Air pollutant emissions are generated in the local vicinity by stationary and area-wide sources, such as commercial activity, space and water heating, landscaping maintenance, consumer products, and mobile sources primarily consisting of automobile traffic.

(a) *Air Pollution Climatology*¹⁴

The topography and climate of Southern California combine to make the Basin an area of high air pollution potential. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cap over the cooler surface layer which inhibits the pollutants from dispersing upward. Light winds during the summer further limit ventilation. Additionally, abundant sunlight triggers photochemical reactions which produce O₃ and the majority of particulate matter.

(b) *Air Monitoring Data*

The SCAQMD monitors air quality conditions at 38 source receptor areas (SRA) throughout the Basin. The Project Site is located in SCAQMD's Central Los Angeles receptor area. Historical data from the area was used to characterize existing conditions in the vicinity of the Project area. **Table 2** shows pollutant levels, State and federal standards, and the number of exceedances recorded in the area from 2015 through 2017. The one-hour State standard and 8-hour federal standard for O₃ was exceeded ten times and 18 times, respectively, during this three-year period, the daily State standard for PM₁₀ was exceeded 85 times while the daily federal standard for PM_{2.5} was exceeded 14 times. CO and NO₂ levels did not exceed the CAAQS from 2015 to 2017 for 1-hour (and 8-hour for CO).

Table 2
Ambient Air Quality Data

Pollutants and State and Federal Standards	Maximum Concentrations and Frequencies of Exceedance Standards		
	2015	2016	2017
Ozone (O₃)			
Maximum 1-hour Concentration (ppm)	0.104	0.103	0.116
Days > 0.09 ppm (State 1-hour standard)	2	2	6

¹⁴ AQMD, Final Program Environmental Impact Report for the 2012 AQMP, December 7, 2012.

Days > 0.070 ppm (Federal 8-hour standard)	0	4	14
Carbon Monoxide (CO₂)			
Maximum 1-hour Concentration (ppm)	3.2	1.9	1.9
Days > 20 ppm (State 1-hour standard)	0	0	0
Maximum 8-hour Concentration (ppm)	1.8	1.4	1.6
Days > 9.0 ppm (State 8-hour standard)	0	0	0
Nitrogen Dioxide (NO₂)			
Maximum 1-hour Concentration (ppm)	0.0791	0.0647	0.0806
Days > 0.18 ppm (State 1-hour standard)	0	0	0
PM₁₀			
Maximum 24-hour Concentration (µg/m ³)	88	67	96
Days > 50 µg/m ³ (State 24-hour standard)	26	18	41
PM_{2.5}			
Maximum 24-hour Concentration (µg/m ³)	56.4	44.4	49.2
Days > 35 µg/m ³ (Federal 24-hour standard)	7	2	5
Sulfur Dioxide (SO₂)			
Maximum 24-hour Concentration (ppb)	12.6	13.4	5.7
Days > 0.04 ppm (State 24-hour standard)	0	0	0
ppm = parts by volume per million of air. µg/m ³ = micrograms per cubic meter. N/A = not available at this monitoring station. Source: SCAQMD annual monitoring data (http://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year) accessed March 7, 2019.			

(c) Existing Health Risk in the Surrounding Area

Based on the MATES-IV model, the calculated cancer risk in the Project area is approximately 1,338 in a million.¹⁵ The cancer risk in this area is predominately related to nearby sources of diesel particulate (e.g., major arterials, Hollywood Freeway). In general, the risk at the Project Site is higher than other urbanized areas in Los Angeles.

The Office of Environmental Health Hazard Assessment, on behalf of CalEPA, provides a screening tool called CalEnviroScreen that can be used to help identify California communities disproportionately burdened by multiple sources of pollution. According to CalEnviroScreen, the Project site is located in the 75-80th percentile, which means the Project site is worse than average in comparison to other communities within California.¹⁶

(d) Sensitive Receptors

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. CARB has identified the following groups

¹⁵ SCAQMD, Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES-IV), MATES IV Interactive Carcinogenicity Map, 2015, www3.aqmd.gov/webappl/OI.Web/OI.aspx?jurisdictionID=AQMD.gov&shareID=73f55d6b-82cc-4c41-b779-4c48c9a8b15b, accessed March 7, 2019.

¹⁶ Office of Environmental Health Hazard Assessment, CalEnviroScreen 3.0 MAP, <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>, accessed March 7, 2019.

who are most likely to be affected by air pollution: children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

Sensitive receptors within 1,000 feet of the Project Site include but are not limited to the following:

- Multi-family residences, 4621-4627 Maubert Avenue; approximately 10 feet east of the Project Site.
- Children's Hospital Los Angeles, The Saban Research Institute, 4641 Sunset Boulevard; approximately 110 feet south of the Project Site.
- Multi-family residences, 4648 Hollywood Boulevard; approximately 150 feet north of the Project Site.
- Kaiser Permanente, 1515 North Vermont Avenue; approximately 360 feet southwest of the Project Site.

(e) *Existing Project Site Emissions*

The Project Site includes several multi-family buildings that house 14 dwelling units with surface level garage structures towards the rear of each lot. Table 3 summarizes the criteria pollutant emissions from these residences.

Table 3
Existing Daily Operations Emissions

Emissions Source	Daily Emissions (Pounds Per Day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	4	<1	8	<1	1	1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	<1	1	2	<1	1	<1
Net Regional Total	4	1	11	<1	2	1

Source: DKA Planning, 2019 based on CalEEMod 2016.3.2 model runs. LST analyses based on 1-acre site with 25-meter distances to receptors in Central LA source receptor area.

3. Project Impacts

a) Methodology

The air quality analysis conducted for the Project is consistent with the methods described in the SCAQMD CEQA Air Quality Handbook (1993 edition), as well as the updates to the CEQA Air Quality Handbook, as provided on the SCAQMD website. The SCAQMD recommends the use of the California Emissions Estimator Model (CalEEMod, version 2016.3.2) as a tool for quantifying emissions of air pollutants that will be generated by constructing and operating development projects. The analyses focus on the potential change in air quality conditions due to Project implementation. Air pollutant emissions would result from both construction and

operation of the Project. Specific methodologies used to evaluate these emissions are discussed below.

(1) Construction

Sources of air pollutant emissions associated with construction activities include heavy-duty off-road diesel equipment and vehicular traffic to and from the Project construction site. Project-specific information was provided describing the schedule of construction activities and the equipment inventory required from the Applicant. Details pertaining to the schedule and equipment can be found in the attached modeling sheets. The CalEEMod model provides default values for daily equipment usage rates and worker trip lengths, as well as emission factors for heavy-duty equipment, passenger vehicles, and haul trucks that have been derived by the CARB. Maximum daily emissions were quantified for each construction activity based on the number of equipment and daily hours of use, in addition to vehicle trips to and from the Project Site.

The SCAQMD recommends that air pollutant emissions be assessed for both regional scale and localized impacts. The regional emissions analysis includes both on-site and off-site sources of emissions, while the localized emissions analysis focuses only on sources of emissions that would be located on the Project Site.

Localized impacts were analyzed in accordance with the SCAQMD Localized Significance Threshold (LST) methodology.¹⁷ The localized effects from on-site portion of daily emissions were evaluated at sensitive receptor locations potentially impacted by the Project according to the SCAQMD's localized significance thresholds (LST) methodology, which uses on-site mass emission look-up tables and Project-specific modeling, where appropriate.¹⁸ SCAQMD provides LSTs applicable to the following criteria pollutants: NO_x, CO, PM₁₀, and PM_{2.5}. SCAQMD does not provide an LST for SO₂ since land use development projects typically result in negligible construction and long-term operation emissions of this pollutant. Since VOCs are not a criteria pollutant, there is no ambient standard or SCAQMD LST for VOCs. Due to the role VOCs play in O₃ formation, it is classified as a precursor pollutant, and only a regional emissions threshold has been established.

LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. The mass rate look-up tables were developed for each source receptor area and can be used to determine whether or not a project may generate significant adverse localized air quality impacts. SCAQMD provides LST mass rate look-up tables for projects with active construction areas that are less than or equal to five acres. If the project exceeds the LST look-up values, then the SCAQMD

¹⁷ SCAQMD, Final Localized Significance Methodology, revised July 2008.

¹⁸ SCAQMD, LST Methodology Appendix C-Mass Rate LST Look-Up Table, October 2009.

recommends that project-specific air quality modeling must be performed. Please refer to **Threshold b** below, for the analysis of localized impacts from on-site construction activities. In accordance with SCAQMD guidance, maximum daily emissions of NO_x, CO, PM₁₀, and PM_{2.5} from on-site sources during each construction activity were compared to LST values for a one-acre site having sensitive receptors within 25 meters (82 feet).¹⁹

The Basin is divided into 38 SRAs, each with its own set of maximum allowable LST values for on-site emissions sources during construction and operations based on locally monitored air quality. Maximum on-site emissions resulting from construction activities were quantified and assessed against the applicable LST values.

The significance criteria and analysis methodologies in the SCAQMD's CEQA Air Quality Handbook were used in evaluating impacts in the context of the CEQA significance criteria listed below. The SCAQMD LSTs for NO₂, CO, and PM₁₀ were initially published in June 2003 and revised in July 2008.²⁰ The LSTs for PM_{2.5} were established in October 2006.²¹ Updated LSTs were published on the SCAQMD website on October 21, 2009.²² **Table 4** presents the significance criteria for both construction and operational emissions.

Table 4
SCAQMD Construction Emissions Thresholds

Criteria Pollutant	Construction Emissions		Operation Emissions
	Regional	Localized /a/	
Volatile Organic Compounds (VOC)	75	--	55
Nitrogen Oxides (NO _x)	100	74	55
Carbon Monoxide (CO)	550	680	550
Sulfur Oxides (SO _x)	150	--	150
Respirable Particulates (PM ₁₀)	150	5	150
Fine Particulates (PM _{2.5})	55	3	55

In pounds per day
/a/ Localized significance thresholds assumed a 1-acre and 25-meter (82-foot) receptor distance, which are the smallest Project Site and shortest distance used for analysis in the LST guidance document. The SCAQMD has not developed LST values for VOC or SO_x.
Source: SCAQMD

(2) Operations

¹⁹ SCAQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2008.

²⁰ SCAQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2008.

²¹ SCAQMD, Final – Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds, October 2006.

²² SCAQMD, Final Localized Significance Threshold Methodology Appendix C – Mass Rate LST Look-Up Tables, October 21, 2009.

CalEEMod also generates estimates of daily and annual emissions of air pollutants resulting from future operation of a project. Operational emissions of air pollutants are produced by mobile sources (vehicular travel) and stationary sources (utilities demand). The Project Site is serviced by the Los Angeles Department of Water and Power (LADWP), for which CalEEMod has derived default emissions factors for electricity and natural gas usage that are applied to the size and land use type of the Project in question. CalEEMod also generates estimated operational emissions associated water use, wastewater generation, and solid waste disposal.

Similar to construction, SCAQMD's CalEEMod software was used for the evaluation of Project emissions during operation. CalEEMod was used to calculate on-road fugitive dust, architectural coatings, landscape equipment, energy use, mobile source, and stationary source emissions. To determine if a significant air quality impact would occur, the net increase in regional and local operational emissions generated by the Project was compared against the SCAQMD's significance thresholds.²³ Details describing the operational emissions of the Project can be found in the attached modeling sheets.

(3) Toxic Air Contaminants Impacts (Construction and Operations)

Potential TAC impacts are evaluated by conducting a qualitative analysis consistent with the CARB Handbook followed by a more detailed analysis (i.e., dispersion modeling), as necessary. The qualitative analysis consists of reviewing the Project to identify any new or modified TAC emissions sources. If the qualitative evaluation does not rule out significant impacts from a new source, or modification of an existing TAC emissions source, a more detailed analysis is conducted.

b) Thresholds of Significance

(1) State CEQA Guidelines Appendix G

Would the Project:

- a) Conflict with or obstruct implementation of the applicable air quality plan;**
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard;**
- c) Expose sensitive receptors to substantial pollutant concentrations; or**

²³ SCAQMD, SCAQMD Air Quality Significance Thresholds, revised March 2015. SCAQMD based these thresholds, in part on the federal Clean Air Act and, to enable defining "significant" for CEQA purposes, defined the setting as the South Coast Air Basin. (See SCAQMD, CEQA Air Quality Handbook, April 1993, pp. 6-1-6-2.).

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

(2) 2006 L.A. CEQA Thresholds Guide and SCAQMD Thresholds

For this analysis the Appendix G Thresholds are relied upon. The analysis utilizes factors and considerations identified in the 2006 L.A. CEQA Thresholds Guide (Thresholds Guide) and SCAQMD Thresholds, as appropriate, to assist in answering the Appendix G Threshold questions.

(a) *Construction*

The Thresholds Guide states that the determination of significance shall be made on a case-by-case basis, considering the following criteria to evaluate construction-related air emissions:

(i) *Combustion Emissions from Construction Equipment*

- Type, number of pieces and usage for each type of construction equipment;
- Estimated fuel usage and type of fuel (diesel, natural gas) for each type of equipment; and
- Emission factors for each type of equipment.

(ii) *Fugitive Dust—Grading, Excavation and Hauling*

- Amount of soil to be disturbed on-site or moved off-site;
- Emission factors for disturbed soil;
- Duration of grading, excavation and hauling activities;
- Type and number of pieces of equipment to be used; and
- Projected haul route.

(iii) *Fugitive Dust—Heavy-Duty Equipment Travel on Unpaved Road*

- Length and type of road;
- Type, number of pieces, weight and usage of equipment; and
- Type of soil.

(iv) *Other Mobile Source Emissions*

- Number and average length of construction worker trips to Project Site, per day; and
- Duration of construction activities.

In addition, the following criteria set forth in the SCAQMD's *CEQA Air Quality Handbook* serve as quantitative air quality standards to be used to evaluate project impacts under the Appendix G Thresholds. Under these thresholds, a significant threshold would occur when:²⁴

- Regional emissions from both direct and indirect sources would exceed any of the following SCAQMD prescribed threshold levels: (1) 100 pounds per day for NO_x; (2) 75 pounds a day for VOC; (3) 150 pounds per day for PM₁₀ or SO_x; (4) 55 pounds per day for PM_{2.5}; and (5) 550 pounds per day for CO.
- Maximum on-site daily localized emissions exceed the LST, resulting in predicted ambient concentrations in the vicinity of the Project Site greater than the most stringent ambient air quality standards for CO (20 ppm [23,000 µg/m³] over a 1-hour period or 9.0 ppm [10,350 µg/m³] averaged over an 8-hour period) and NO₂ (0.18 ppm [339 µg/m³] over a 1-hour period, 0.1 ppm [188 µg/m³] over a three-year average of the 98th percentile of the daily maximum 1-hour average, or 0.03 ppm [57 µg/m³] averaged over an annual period).
- Maximum on-site localized PM₁₀ or PM_{2.5} emissions during construction exceed the applicable LSTs, resulting in predicted ambient concentrations in the vicinity of the Project Site to exceed the incremental 24-hour threshold of 10.4 µg/m³ or 1.0 µg/m³ PM₁₀ averaged over an annual period.

(b) Operation

The Thresholds Guide bases the determination of significance of operational air quality impacts on criteria set forth in the SCAQMD's *CEQA Air Quality Handbook*.²⁵ However, as discussed above, the City has chosen to use Appendix G as the thresholds of significance for this analysis. Accordingly, the following serve as quantitative air quality standards to be used to evaluate project impacts under the Appendix G thresholds. Under these thresholds, a significant threshold would occur when:

- Operational emissions exceed 10 tons per year of volatile organic gases or any of the following SCAQMD prescribed threshold levels: (1) 55 pounds a day for VOC;²⁶ (2) 55

²⁴ SCAQMD, SCAQMD Air Quality Significance Thresholds, revised March 2015.

²⁵ SCAQMD, SCAQMD Air Quality Significance Thresholds, revised March 2015.

²⁶ For purposes of this analysis, emissions of VOC and reactive organic compounds (ROG) are used interchangeably since ROG represents approximately 99.9 percent of VOC emissions.

pounds per day for NO_x; (3) 550 pounds per day for CO; (4) 150 pounds per day for SO_x; (5) 150 pounds per day for PM₁₀; and (6) 55 pounds per day for PM_{2.5}.^{27,28}

- Maximum on-site daily localized emissions exceed the LST, resulting in predicted ambient concentrations in the vicinity of the Project Site greater than the most stringent ambient air quality standards for CO (20 parts per million (ppm) over a 1-hour period or 9.0 ppm averaged over an 8-hour period) and NO₂ (0.18 ppm over a 1-hour period, 0.1 ppm over a 3-year average of the 98th percentile of the daily maximum 1-hour average, or 0.03 ppm averaged over an annual period).²⁹
- Maximum on-site localized operational PM₁₀ and PM_{2.5} emissions exceed the incremental 24-hour threshold of 2.5 µg/m³ or 1.0 µg/m³ PM₁₀ averaged over an annual period.³⁰
- The Project causes or contributes to an exceedance of the California 1-hour or 8-hour CO standards of 20 or 9.0 ppm, respectively; or
- The Project creates an odor nuisance pursuant to SCAQMD Rule 402.

(c) Toxic Air Contaminants

The Thresholds Guide states that the determination of significance shall be made on a case-by-case basis, considering the following criteria to evaluate TACs:

- Would the project use, store, or process carcinogenic or non-carcinogenic toxic air contaminants which could result in airborne emissions?

In assessing impacts related to TACs in this section, the City will use Appendix G as the thresholds of significance. The criteria identified above from the Thresholds Guide will be used where applicable and relevant to assist in analyzing the Appendix G thresholds. In addition, the following criteria set forth in the SCAQMD's *CEQA Air Quality Handbook* serve as quantitative air quality standards to be used to evaluate project impacts under Appendix G thresholds. Under these thresholds, a significant threshold would occur when:³¹

- The Project results in the exposure of sensitive receptors to carcinogenic or toxic air contaminants that exceed the maximum incremental cancer risk of 10 in one million

²⁷ City of Los Angeles, *L.A. CEQA Thresholds Guide*, 2006, p. B.2-5.

²⁸ SCAQMD Air Quality Significance Thresholds, www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf, last updated March 2015.

²⁹ SCAQMD, *Final Localized Significance Threshold Methodology*, revised July 2008.

³⁰ SCAQMD, *Final—Methodology to Calculate Particulate Matter (PM) 2.5 and PM_{2.5} Significance Thresholds*, October 2006.

³¹ SCAQMD, *CEQA Air Quality Handbook*, April 1993, Chapter 6 (Determining the Air Quality Significance of a Project) and Chapter 10 (Assessing Toxic Air Pollutants).

or an acute or chronic hazard index of 1.0.³² For projects with a maximum incremental cancer risk between 1 in one million and 10 in one million, a project would result in a significant impact if the cancer burden exceeds 0.5 excess cancer cases.

(d) *Consistency with Applicable Air Quality Plans*

CEQA Guidelines Section 15125 requires an analysis of project consistency with applicable governmental plans and policies. This analysis is conducted to assess potential project impacts against Threshold (a) from the Appendix G thresholds. In accordance with the SCAQMD's *CEQA Air Quality Handbook*, the following criteria shall be used to evaluate a project's consistency with SCAQMD and SCAG regional plans and policies, including the AQMP, consistent with the Appendix G thresholds.³³

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

The Project's impacts with respect to these criteria are discussed to assess the consistency with the SCAQMD's AQMP and SCAG regional plans and policies. In addition, the Project's consistency with the City of Los Angeles General Plan Air Quality Element is discussed.

c) Project Design Features

The Project would comply with the 2017 Los Angeles Green Building Code (LAGBC),³⁴ which builds upon and sets higher standards than those in the 2016 California Green Building

³² Hazard index is the ratio of a toxic air contaminant's concentration divided by its Reference Concentration, or safe exposure level. If the hazard index exceeds one, people are exposed to levels of TACs that may pose noncancer health risks.

³³ SCAQMD, *CEQA Air Quality Handbook*, April 1993, p. 12-3.

³⁴ LA Department of Building and Safety: <http://ladbs.org/forms-publications/forms/green-building>

Standards Code (CalGreen, effective January 1, 2017).³⁵

Further energy efficiency and sustainability features would include native plants and drip/subsurface irrigation systems, individual metering or sub metering for water use, and leak detection systems.

The Project's infill location would promote the concentration of development in an urban location with extensive infrastructure and access to public transit facilities. The Project's proximity to public transportation would reduce vehicle miles traveled for residents and visitors, including Metro bus service on Vermont Avenue (Routes 204, 754), Sunset Boulevard (Routes 2, 175, 302), Hollywood Boulevard (Routes 180, 181, 206, 217), Metro Rail service at the Vermont/Sunset Station one block southwest of the Project Site, as well as LADOT DASH Los Feliz, Hollywood, and Observatory shuttle routes on Sunset Boulevard.

d) Analysis of Project Impacts

Threshold a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

(1) SCAQMD CEQA Air Quality Handbook Policy Analysis and SCAG 2016-2040 RTP/SCS Consistency

The following analysis addresses the Project's consistency with applicable SCAQMD and SCAG policies, including the SCAQMD's 2016 AQMP and growth projections within the SCAG 2016–2040 RTP/SCS. In accordance with the procedures established in the SCAQMD's *CEQA Air Quality Handbook*, the following criteria are required to be addressed in order to determine the Project's consistency with applicable SCAQMD and SCAG policies:

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

³⁵ California Building Codes: <http://www.bsc.ca.gov/Codes.aspx>

With respect to the first criterion, as discussed below, localized concentrations of NO₂ as NO_x, CO, PM₁₀, and PM_{2.5} have been analyzed for the Project. SO₂ emissions would be negligible during construction and long-term operations, and, therefore, would not have the potential to cause or affect a violation of the SO₂ ambient air quality standard. Since VOCs are not a criteria pollutant, there is no ambient standard or localized threshold for VOCs. Due to the role VOCs play in O₃ formation, it is classified as a precursor pollutant, and only a regional emissions threshold has been established.

Particulate matter is the primary pollutant of concern during construction activities, and, therefore, the Project's PM₁₀ and PM_{2.5} emissions during construction were analyzed in order to: (1) ascertain potential effects on localized concentrations; and (2) determine if there is a potential for such emissions to cause or affect a violation of the ambient air quality standards for PM₁₀ and PM_{2.5}. As demonstrated in the analysis below (see **Table 7** later in this section), the increases in PM₁₀ and PM_{2.5} emissions during construction would not exceed the SCAQMD-recommended significance thresholds at sensitive receptors in proximity to the Project Site.

Additionally, the Project's maximum potential NO_x and CO daily emissions during construction were analyzed to ascertain potential effects on localized concentrations and to determine if there is a potential for such emissions to cause or affect a violation of an applicable ambient air quality standard. As shown in **Table 7**, NO_x and CO would not exceed the SCAQMD-recommended localized significance thresholds. Therefore, Project construction would not result in a significant impact with regard to localized air quality.

Because the Project would not introduce any substantial stationary sources of emissions, CO is the preferred benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations.³⁶ As indicated under Threshold (c), no intersections would require a CO hotspot analysis, and impacts would be less than significant. Therefore, the Project would not increase the frequency or severity of an existing CO violation or cause or contribute to new CO violations.

As discussed below, an analysis of potential localized operational impacts from on-site activities was conducted. As demonstrated in the analysis below (see **Table 8** later in this section), localized NO₂ as NO_x, CO, PM₁₀, and PM_{2.5} operational impacts would be less than significant. Therefore, the Project would not increase the frequency or severity of an existing violation or cause or contribute to new violations for these pollutants. As the Project would not exceed any of the state and federal standards, the Project would also not delay timely attainment of air quality standards or interim emission reductions specified in the AQMP.

With respect to the determination of consistency with AQMP growth assumptions, the projections in the AQMP for achieving air quality goals are based on assumptions in SCAG's 2016–2040 RTP/SCS regarding population, housing, and growth trends. Determining whether

³⁶ SCAQMD, CEQA Air Quality Handbook, Chapter 12, Assessing Consistency with Applicable Regional Plans, 1993.

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

- Is the project consistent with the population, housing, and employment growth projections upon which AQMP forecasted emission levels are based?

A project is consistent with the AQMP, in part, if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP. In the case of the 2016 AQMP, two sources of data form the basis for the projections of air pollutant emissions: the City of Los Angeles General Plan and SCAG's RTP. The General Plan serves as a comprehensive, long-term plan for future development of the City.

The 2016–2040 RTP/SCS provides socioeconomic forecast projections of regional population growth. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on local plans and policies applicable to the specific area; these are used by SCAG in all phases of implementation and review. According to the California Department of Finance, the population for the City of Los Angeles in 2017 was approximately 4,041,707 persons. In 2040, the City of Los Angeles is anticipated to have a population of approximately 4,609,400 persons.

Based on a household size factor of 2.43 persons per household in the City in 2017, the Project is estimated to generate a residential population of 372 persons at full buildout, which would represent approximately 0.06 percent of the population growth forecasted by SCAG in the City of Los Angeles between 2017 and 2040.

Because the Project's resulting residential growth would fall well within the growth forecasts for the City and similar projections form the basis of the 2016 AQMP, it can be concluded that the Project would be consistent with the projections in the AQMP.

- Does the project implement feasible air quality mitigation measures?

As discussed below under Thresholds (b), (c), and (d), the Project would not result in any significant air quality impacts and therefore would not require mitigation. In addition, the Project would comply with all applicable regulatory standards as required by SCAQMD. Furthermore, with compliance with the regulatory requirements identified above, no significant air quality impacts would occur. As such, the proposed Project meets this AQMP consistency criterion.

- To what extent is project development consistent with the land use policies set forth in the AQMP?

With regard to land use developments such as the Project, the AQMP's air quality policies focus on the reduction of vehicle trips and vehicle miles traveled (VMT). The Project would serve to implement a number of land use policies of the City of Los Angeles, SCAQMD, and SCAG.

The Project would be designed and constructed to support and promote environmental sustainability. The Project represents an infill development within an existing urbanized area that would intensify new residential uses within an HQT. "Green" principles are incorporated throughout the Project to comply with the City of Los Angeles Green Building Code and the California Green Building Standards Code (CALGreen) through energy conservation, water conservation, and waste reduction features.

The air quality plan applicable to the Project area is the 2016 AQMP. The 2016 AQMP is the SCAQMD plan for improving regional air quality in the Basin. The 2016 AQMP is the current management plan for continued progression toward clean air and compliance with State and federal requirements. It includes a comprehensive strategy aimed at controlling pollution from all sources, including stationary sources, on- and off-road mobile sources and area sources. The 2016 AQMP also incorporates current scientific information and meteorological air quality models. It also updates the federally approved 8-hour O₃ control plan with new commitments for short-term NO_x and VOC reductions.

The 2016 AQMP includes short-term control measures related to facility modernization, energy efficiency, good management practices, market incentives, and emissions growth management.

As demonstrated in the following analyses, the Project would not result in significant regional emissions. The 2016 AQMP adapts previously conducted regional air quality analyses to account for the recent unexpected drought conditions, and presents a revised approach to demonstrated attainment of the 2006 24-hour PM_{2.5} NAAQS for the Basin. Directly applicable to the Project, the 2016 AQMP proposes robust NO_x reductions from commercial cooking and residential and commercial appliances, as well as commercial space heating. The Project would be required to comply with all new and existing regulatory measures set forth by the SCAQMD. Implementation of the Project would not interfere with air pollution control measures listed in the 2016 AQMP.

The Project Site is classified as "Community Commercial" in the General Plan Framework and the Community Plan, a zoning classification that conditionally allows residential uses. As such, the RTP/SCS' assumptions about growth in the City accommodate housing, population, and job growth on this site. As a result, the Project would be consistent with the growth assumptions in the City's General Plan. Because the AQMP accommodates growth forecasts from local General Plans, the emissions associated with this Project are accounted for and mitigated in the region's air quality attainment plans. The air quality impacts of development on the Project Site are accommodated in the region's emissions inventory for the 2016 RTP/SCS and 2016 AQMP. **Therefore, the Project would result in less-than significant impacts related to consistency with the AQMP.**

(2) City of Los Angeles Policies

The Project would offer convenient access to public transit and opportunities for walking and biking, thereby facilitating a reduction in VMT, in addition to bicycle parking. In addition, the Project would be consistent with the existing land use pattern in the vicinity that concentrates urban density along major arterials and near transit options. The Project also includes primary entrances for pedestrians and bicyclists that would be safe, easily accessible, and a short distance from local bus service on Sunset Boulevard, Hollywood Boulevard, and Vermont Avenue as well as access to the Metro Rail system at the Vermont/Sunset station one block away.

The Project would be consistent with applicable policies of the Air Quality Element. The Project would implement sustainability features that would reduce vehicular trips, reduce VMT, and encourage use of alternative modes of transportation.

The City's General Plan Air Quality Element identifies 30 policies with specific strategies for advancing the City's clean air goals. As illustrated in **Table 5**, the Project is consistent with the applicable policies in the Air Quality Element. **Therefore, the Project would result in less-than significant impacts related to consistency with the Air Quality Element.**

Table 5
Project Consistency With City Of Los Angeles General Plan Air Quality Element

Strategy	Project Consistency
Policy 1.3.1. Minimize particulate emissions from construction sites.	Consistent. The Project would minimize particulate emissions during construction through best practices and/or SCAQMD rules.
Policy 1.3.2. Minimize particulate emissions from unpaved roads and parking lots associated with vehicular traffic.	Consistent. The Project would minimize particulate emissions from unpaved facilities through best practices and/or SCAQMD rules.
Policy 2.1.1. Utilize compressed work weeks and flextime, telecommuting, carpooling, vanpooling, public transit, and improve walking/bicycling related facilities in order to reduce vehicle trips and/or VMT as an employer and encourage the private sector to do the same to reduce work trips and traffic congestion.	Consistent. The Project would be located near in the urbanized Little Armenia neighborhood of Los Angeles, an area with significant infrastructure to provide alternative transportation modes, including proximity to Metro bus routes, the Metro Rail system at the Vermont/Sunset station, and LADOT DASH shuttles.
Policy 2.1.2. Facilitate and encourage the use of telecommunications (i.e., telecommuting) in both the public and private sectors, in order to reduce work trips.	Not Applicable. The Project is a residential development that would not have employers that could implement telecommuting programs.
Policy 2.2.1. Discourage single-occupant vehicle use through a variety of measures such as market incentive strategies, mode-shift incentives, trip reduction plans and ridesharing subsidies.	Not Applicable. The Project is a residential development that would not have employers that could implement trip reduction programs.
Policy 2.2.2. Encourage multi-occupant vehicle travel and discourage single-occupant vehicle travel by instituting parking management practices.	Not Applicable. The Project is a residential development that would not have employers that could implement parking management programs.
Policy 2.2.3. Minimize the use of single-occupant vehicles associated with special events or in areas	Not Applicable. The Project would not include facilities for special events.

Table 5
Project Consistency With City Of Los Angeles General Plan Air Quality Element

Strategy	Project Consistency
and times of high levels of pedestrian activities.	
Policy 3.2.1. Manage traffic congestion during peak hours.	Consistent. The Project would minimize traffic impacts at the 10 study intersections.
Policy 4.1.1. Coordinate with all appropriate regional agencies on the implementation of strategies for the integration of land use, transportation, and air quality policies.	Consistent. The Project is being entitled through the City of Los Angeles, which coordinates with SCAG, Metro, and other regional agencies on the coordination of land use, air quality, and transportation policies.
Policy 4.1.2. Ensure that project level review and approval of land use development remains at the local level.	Consistent. The Project would be entitled and environmentally cleared at the local level.
Policy 4.2.1. Revise the City's General Plan/Community Plans to achieve a more compact, efficient urban form and to promote more transit-oriented development and mixed-use development.	Not Applicable. This policy calls for City updates to its General Plan.
Policy 4.2.2. Improve accessibility for the City's residents to places of employment, shopping centers and other establishments.	Consistent. The Project would be infill development that would provide residents with proximate access to jobs, shopping, and other uses.
Policy 4.2.3. Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.	Consistent. The Project would be located in an urban area with significant infrastructure to facilitate alternative transportation modes, including close proximity to bus routes operating by Metro and the Metro Rail system at the Vermont/Sunset station. The inclusion of short- and long-term bicycle parking spaces will support this policy.
Policy 4.2.4. Require that air quality impacts be a consideration in the review and approval of all discretionary projects.	Consistent. The Project's air quality impacts are analyzed in this document.
Policy 4.2.5. Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects.	Consistent. The Project would be located in an urban area with significant infrastructure to facilities alternative transportation modes, including close proximity to Metro bus routes, the Metro Rail system at the Vermont/Sunset station, and LADOT DASH shuttles.
Policy 4.3.1. Revise the City's General Plan/Community Plans to ensure that new or relocated sensitive receptors are located to minimize significant health risks posed by air pollution sources.	Not Applicable. This policy calls for City updates to its General Plan.
Policy 4.3.2. Revise the City's General Plan/Community Plans to ensure that new or relocated major air pollution sources are located to minimize significant health risks to sensitive receptors.	Not Applicable. This policy calls for City updates to its General Plan.
Policy 5.1.1. Make improvements in Harbor and airport operations and facilities in order to reduce air emissions.	Not Applicable. This policy calls for cleaner operations of the City's water port and airport facilities.
Policy 5.1.2. Effect a reduction in energy consumption and shift to non-polluting sources of energy in its buildings and operations.	Not Applicable. This policy calls for cleaner operations of the City's buildings and operations.
Policy 5.1.3. Have the Department of Water and Power make improvements at its in-basin power plants in order to reduce air emissions.	Not Applicable. This policy calls for cleaner operations of the City's Water and Power energy plants.

Table 5
Project Consistency With City Of Los Angeles General Plan Air Quality Element

Strategy	Project Consistency
Policy 5.1.4. Reduce energy consumption and associated air emissions by encouraging waste reduction and recycling.	Consistent. The Proposed Project would be consistent with this policy by complying with Title 24, CALGreen, and other requirements to reduce solid waste and energy consumption.
Policy 5.2.1. Reduce emissions from its own vehicles by continuing scheduled maintenance, inspection and vehicle replacement programs; by adhering to the State of California's emissions testing and monitoring programs; by using alternative fuel vehicles wherever feasible, in accordance with regulatory agencies and City Council policies.	Not Applicable. This policy calls for the City to gradually reduce the fleet emissions inventory from its vehicles through use of alternative fuels, improved maintenance practices, and related operational improvements.
Policy 5.3.1. Support the development and use of equipment powered by electric or low-emitting fuels.	Consistent. The Project would be designed to meet the applicable requirements of the States Green Building Standards Code and the City of Los Angeles' Green Building Code.
Policy 6.1.1. Raise awareness through public-information and education programs of the actions that individuals can take to reduce air emissions.	Not Applicable. This policy calls for the City to promote clean air awareness through its public awareness programs.
Source: DKA Planning, 2019.	

Threshold b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

(1) Construction

Construction-related emissions were estimated using the South Coast Air Quality Management District's (SCAQMD's) CalEEMod 2016.3.2 model using assumptions from the Project's developer, including the Project's construction schedule of approximately 26 months. **Table 6** summarizes the potential construction schedule that was modeled for air quality impacts.

Table 6
Potential Construction Schedule

Phase	Duration	Notes
Demolition	Month 1	
Site Preparation	Month 2 (two weeks)	
Grading	Months 2-3 (four weeks)	6,689 cubic yards of material exported 20 miles
Building Construction	Months 3-19	
Architectural Coatings	Months 16-19	
Source: DKA Planning, 2019		

The Project would be required to comply with the following regulations, as applicable:

- SCAQMD Rule 403, would reduce the amount of particulate matter entrained in ambient air as a result of anthropogenic fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.
- SCAQMD Rule 1113, which limits the VOC content of architectural coatings.
- SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

(a) *Regional Emissions*

Construction activity has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. Fugitive dust emissions would primarily result from grading activities. NO_x emissions would primarily result from the use of construction equipment and truck trips. During the building finishing phase, paving and the application of architectural coatings (e.g., paints) would potentially release VOCs (regulated by SCAQMD Rule 1113). The assessment of construction air quality impacts considers each of these potential sources. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions.

As stated above, it is mandatory for all construction projects in the Basin to comply with SCAQMD Rule 403 for Fugitive Dust. Rule 403 control requirements include measures to prevent the generation of visible dust plumes. Measures include, but are not limited to, applying water and/or soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system or other control measures to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional PM_{2.5} and PM₁₀ emissions associated with construction activities by approximately 61 percent.

This analysis also assumes a single-trip haul distance of up to 20 miles to a landfill. However, closer locations may be determined feasible, which would result in lower emissions for the Project.

As shown in **Table 7**, the construction of the Project will produce VOC, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} emissions that do not exceed the SCAQMD's regional thresholds. As a result, construction of the Project would not contribute substantially to an existing violation of air quality standards for regional pollutants (e.g., ozone). **This impact is considered less than significant.**

Table 7
Estimated Daily Construction Daily Emissions - Unmitigated

Construction Phase Year	Daily Emissions (Pounds Per Day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2019	2	14	14	<1	2	1
2020	10	12	16	<1	2	1
2021	10	11	15	<1	2	1
Maximum Regional Total	10	14	16	<1	2	1
Regional Threshold	75	100	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No
Maximum Localized Total	9	22	9	<1	1	1
Localized Threshold	--	74	680	--	2	1
Exceed Threshold?	N/A	No	No	N/A	No	No
Assumes implementation of SCAQMD Rule 403 (Fugitive Dust Emissions)						
Source: DKA Planning, 2019 based on CalEEMod 2016.3.2 model runs. LST analyses based on 1-acre site with 25-meter distances to receptors in Central LA source receptor area.						

(b) Localized Emissions

In addition to maximum daily regional emissions, maximum localized (onsite) emissions were quantified for each construction activity. The localized construction air quality analysis was conducted using the methodology promulgated by the SCAQMD. Look-up tables provided by the SCAQMD were used to determine localized construction emissions thresholds for the Project.³⁷ LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are based on the most recent background ambient air quality monitoring data (2015–2017) for the Project area.

Maximum on-site daily construction emissions for NO_x, CO, PM₁₀, and PM_{2.5} were calculated using CalEEMod and compared to the applicable SCAQMD LSTs for the Central LA SRA based on construction site acreage that is less than or equal to one acre. Potential impacts were evaluated at the closest off-site sensitive receptor, which are apartments at 4621-4627 Maubert Avenue, about ten feet east of the Proposed Project. The closest receptor distance on the SCAQMD mass rate LST look-up tables is 25 meters.

As shown in **Table 7**, above, the Project would produce emissions that do not exceed the SCAQMD's recommended localized standards of significance for NO₂ and CO during the construction phase. Similarly, construction activities would not produce PM₁₀ and PM_{2.5} emissions that exceed localized thresholds recommended by the SCAQMD.

These estimates assume the use of Best Available Control Measures (BACM) that address fugitive dust emissions of PM₁₀ and PM_{2.5} through SCAQMD Rule 403. This would include watering portions of the site that are disturbed during grading activities and minimizing tracking

³⁷ SCAQMD, LST Methodology Appendix C-Mass Rate LST Look-up Table, revised October 2009.

of dirt onto local streets. **Therefore, construction impacts on localized air quality are considered less than significant.**

A cumulatively considerable net increase would occur if the project's construction impacts substantially contribute to air quality violations when considering other projects that may undertake construction activities at the same time.

Construction of the Project would not contribute significantly to cumulative emissions of any non-attainment regional pollutants. For regional ozone precursors, the Project would not exceed SCAQMD mass emission thresholds for ozone precursors during construction. Similarly, regional emissions of PM₁₀ and PM_{2.5} would not exceed mass thresholds established by the SCAQMD. **Therefore, construction emissions impact on regional criteria pollutant emissions would be considered less than significant.**

When considering local impacts, cumulative construction emissions are considered when projects are within close proximity of each other that could result in larger impacts on local sensitive receptors. Construction of the Project itself would not produce cumulative considerable emissions of localized nonattainment pollutants PM₁₀ and PM_{2.5}, as the anticipated emissions would not exceed LST thresholds set by the SCAQMD. **Therefore, construction emissions impact on localized criteria pollutant emissions would be considered less than significant.**

If any related project were to undertake construction concurrently with the Project, localized CO, PM_{2.5}, PM₁₀, and NO₂ concentrations would be further increased. However, the application of LST thresholds to this project would help ensure that it does not produce localized hotspots of CO, PM_{2.5}, PM₁₀, and NO₂. This and any related projects that would exceed LST thresholds (after mitigation) could perform dispersion modeling to confirm whether health-based air quality standards would be violated. The SCAQMD's LST thresholds recognize the influence of a receptor's proximity, setting mass emissions thresholds for PM₁₀ and PM_{2.5} that generally double with every doubling of distance.

There is an existing regional cumulative impact associated with O₃, NO₂, PM₁₀, and PM_{2.5} because the Basin is designated as a State and/or federal nonattainment air basin for these pollutants. However, an individual Project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. As discussed above, construction and operational emissions Project would not exceed any applicable SCAQMD thresholds of significance.

With respect to the Project's construction-related air quality emissions and cumulative Air Basin-wide conditions, the SCAQMD has developed strategies (e.g., SCAQMD Rule 403) to reduce criteria pollutant emissions outlined in the AQMP pursuant to Federal CAA mandates. As stated above, the Project would comply with applicable regulatory requirements, including the SCAQMD Rule 403 requirements. Per SCAQMD rules and mandates as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, all construction projects

Air Basin-wide would comply with these same regulatory requirements and would implement all feasible mitigation measures when significant impacts are identified.

According to the SCAQMD, individual projects that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. As shown in **Table 7**, Project construction daily emissions would not exceed any of the SCAQMD's regional or localized thresholds. **Therefore, the Project's contribution to cumulative construction-related regional or localized emissions would not be cumulatively considerable and, thus, would be less than significant.**

(2) Operation

Operational emissions of criteria pollutants would come from area sources and mobile sources. Area sources include natural gas for space heating and water heating, gasoline-powered landscaping and maintenance equipment, consumer products such as household cleaners, and architectural coatings for routine maintenance.

The Project will also produce long-term air quality impacts to the region primarily from motor vehicles that access the Project site. The Project could add up to 620 net vehicle trips on a peak weekday at the start of operations in 2021.³⁸ The air quality analysis conservatively accounts for all daily trips as new emissions. CalEEMod program generates estimates of emissions from energy use based on the land use type and size.

As shown in **Table 8**, the Project would not exceed the SCAQMD's regional or localized significance thresholds. The Project operational impacts on long-term air pollution would be considered less than significant. **Therefore, the operational impacts of the Project on regional and localized air quality are considered less than significant.**

Table 8
Estimated Daily Operations Emissions - Unmitigated

Emissions Source	Daily Emissions (Pounds Per Day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	3	<1	13	<1	1	1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	1	6	19	<1	5	1
Gross Regional Total	4	7	30	<1	5	2
Existing Emissions	-4	-1	-11	<-1	-2	-1
Net Regional Total	<1	6	21	<1	3	1
Regional Significance Threshold	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No
Net Localized Total	<1	4	13	<1	<1	<1
Localized Significance Threshold	N/A	74	680	N/A	2	1
Exceed Threshold?	No	No	No	No	No	No

³⁸ Gibson Transportation Consulting, Inc. Transportation Impact Study for the Maubert Residential Project. May 2019.

Table 8
Estimated Daily Operations Emissions - Unmitigated

Source: DKA Planning, 2019 based on CalEEMod 2016.3.2 model runs. LST analyses based on 1-acre site with 25-meter distances to receptors in Central LA source receptor area.
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As for cumulative operational impacts, the proposed land use will not produce cumulatively considerable emissions of nonattainment pollutants at the regional or local level. The Project would not include major sources of combustion or fugitive dust. As a result, its localized emissions of PM₁₀ and PM_{2.5} would be minimal. Likewise, existing land uses in the area include land uses that do not produce substantial emissions of localized nonattainment pollutants. As shown in **Table 8**, Project operation daily emissions would not exceed any of the SCAQMD's regional or localized thresholds. Because the Project's air quality impacts would not exceed the SCAQMD's operational thresholds of significance. **Therefore, the Project's contribution to cumulative operation-related regional or localized emissions would not be cumulatively considerable and, thus, would be less than significant.**

Threshold c) Would the project expose sensitive receptors to substantial pollutant concentrations?

There are several existing sensitive receptors within 500 feet of the Project Site, including but not limited to:

- Multi-family residences, 4621-4627 Maubert Avenue; approximately 10 feet east of the Project Site.
- Children's Hospital Los Angeles, The Saban Research Institute, 4641 Sunset Boulevard; approximately 110 feet south of the Project Site.
- Multi-family residences, 4648 Hollywood Boulevard; approximately 150 feet north of the Project Site.
- Kaiser Permanente, 1515 North Vermont Avenue; approximately 360 feet southwest of the Project Site.

(1) Construction

Construction of the Project could expose sensitive receptors to substantial pollutant concentrations if maximum daily emissions of regulated pollutants generated by sources located on and/or near the Project site exceeded the applicable LST values presented in **Table 4**, or if construction activities generated significant emissions of TACs that could result in carcinogenic risks or non-carcinogenic hazards exceeding the SCAQMD Air Quality Significance Thresholds of 10 excess cancers per million or non-carcinogenic Hazard Index greater than 1.0, respectively. As discussed above, the LST values were derived by the SCAQMD for the criteria pollutants NO_x, CO, PM₁₀, and PM_{2.5} to prevent the occurrence of concentrations exceeding the air quality standards at sensitive receptor locations based on proximity and construction site size.

As shown in **Table 7**, during construction of the Project, maximum daily localized unmitigated emissions of NO₂, CO, PM₁₀, and PM_{2.5} from sources on the Project site would remain below

each of the respective LST values. Unmitigated maximum daily localized emissions would not exceed any of the localized standards for receptors that are generally within 25 meters of the Proposed Project's construction activities. Therefore, based on SCAQMD guidance, localized emissions of criteria pollutants would not have the potential to expose sensitive receptors to substantial concentrations that would present a public health concern.

The primary TAC that would be generated by construction activities is diesel PM, which would be released from the exhaust stacks of construction equipment. The construction emissions modeling conservatively assumed that all equipment present on the Project Site would be operating simultaneously and continuously throughout most of the day, while in all likelihood this would rarely be the case. Average daily emissions of diesel PM would be less than one pound per day throughout the course of Project construction. Therefore, the magnitude of daily diesel PM emissions, would not be sufficient to result in substantial pollutant concentrations at off-site residential locations nearby.

Furthermore, according to SCAQMD methodology, health risks from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of TACs over a 30-year period will contract cancer based on the use of standard risk-assessment methodology. The entire duration of construction activities associated with implementation of the Project is anticipated to be approximately 26 months, and the magnitude of daily diesel PM emissions will vary over this time period. No residual emissions and corresponding individual cancer risk are anticipated after construction. Because there is such a short-term exposure period, construction TAC emissions would result in a less-than significant impact. **Therefore, construction of the Project would not expose sensitive receptors to substantial diesel PM concentrations, and this impact would be less than significant.**

(2) Operation

The Project Site would be developed with land uses that are not typically associated with TAC emissions. Typical sources of acutely and chronically hazardous TACs include industrial manufacturing processes (e.g., chrome plating, electrical manufacturing, petroleum refinery). The Project would not include these types of potential industrial manufacturing process sources. It is expected that quantities of hazardous TACs generated on-site (e.g., cleaning solvents, paints, landscape pesticides, etc.) for the types of proposed land uses would be below thresholds warranting further study under California Accidental Release Program.

When considering potential air quality impacts under CEQA, consideration is given to the location of sensitive receptors within close proximity of land uses that emit TACs. CARB has published and adopted the Air Quality and Land Use Handbook: A Community Health Perspective, which provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities).³⁹

³⁹ CARB, Air Quality and Land Use Handbook, a Community Health Perspective, April 2005.

The SCAQMD adopted similar recommendations in its Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning.⁴⁰ Together, the CARB and SCAQMD guidelines recommend siting distances for both the development of sensitive land uses in proximity to TAC sources and the addition of new TAC sources in proximity to existing sensitive land uses.

The primary sources of potential air toxics associated with Project operations include DPM from delivery trucks (e.g., truck traffic on local streets and idling on adjacent streets) and to a lesser extent, facility operations (e.g., natural gas fired boilers). However, these activities, and the land uses associated with the Project, are not considered land uses that generate substantial TAC emissions. It should be noted that the SCAQMD recommends that health risk assessments (HRAs) be conducted for substantial individual sources of DPM (e.g., truck stops and warehouse distribution facilities that generate more than 100 trucks per day or more than 40 trucks with operating transport refrigeration units) and has provided guidance for analyzing mobile source diesel emissions.⁴¹ Based on this guidance, the Project would not include these types of land uses and is not considered to be a substantial source of DPM warranting a refined HRA since daily truck trips to the Project Site would not exceed 100 trucks per day or more than 40 trucks with operating transport refrigeration units. In addition, the CARB-mandated ATCM limits diesel-fueled commercial vehicles (delivery trucks) to idle for no more than 5 minutes at any given time, which would further limit diesel particulate emissions.

As the Project would not contain substantial TAC sources and is consistent with the CARB and SCAQMD guidelines, the Project would not result in the exposure of off-site sensitive receptors to carcinogenic or toxic air contaminants that exceed the maximum incremental cancer risk of 10 in one million or an acute or chronic hazard index of 1.0, and potential TAC impacts would be less than significant.

The Project would generate long-term emissions on-site from area and energy sources that would generate negligible pollutant concentrations of CO, NO₂, PM_{2.5}, or PM₁₀ at nearby sensitive receptors. While long-term operations of the Project would generate traffic that produces off-site emissions, these would not result in exceedances of CO air quality standards at roadways in the area due to three key factors. First, CO hotspots are extremely rare and only occur in the presence of unusual atmospheric conditions and extremely cold conditions, neither of which applies to this Project area. Second, auto-related emissions of CO continue to decline because of advances in fuel combustion technology in the vehicle fleet. Finally, the Project would not contribute to the levels of congestion that would be needed to produce the amount of emissions needed to trigger a potential CO hotspot.⁴²

⁴⁰ SCAQMD, Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, May 6, 2005.

⁴¹ SCAQMD, Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, 2002.

⁴² Caltrans, Transportation Project-Level Carbon Monoxide Protocol, updated October 13, 2010.

Finally, the Project would not result in any substantial emissions of TACs during the construction or operations phase. During the construction phase, the primary air quality impacts would be associated with the combustion of diesel fuels, which produce exhaust-related particulate matter that is considered a toxic air contaminant by CARB based on chronic exposure to these emissions.⁴³ However, construction activities would not produce chronic, long-term exposure to diesel particulate matter. During long-term project operations, the Project does not include typical sources of acutely and chronically hazardous TACs such as industrial manufacturing processes and automotive repair facilities. As a result, the Project would not create substantial concentrations of TACs.

In addition, the SCAQMD recommends that health risk assessments be conducted for substantial sources of diesel particulate emissions (e.g., truck stops and warehouse distribution facilities) and has provided guidance for analyzing mobile source diesel emissions.⁴⁴ The Project would not generate a substantial number of truck trips. Based on the limited activity of TAC sources, the Project would not warrant the need for a health risk assessment associated with on-site activities. **Therefore, Project impacts would be less than significant.**

Threshold e) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The Project Site would not create objectionable odor impacts, as it does not include land uses typically associated with odors (e.g., rendering plants, manufacturing facilities, truck distribution centers). Thus, the Project would have a less than significant impact with respect to **Threshold e)**. No further analysis is required.

e) Cumulative Impacts

SCAQMD recommends that any construction-related emissions and operational emissions from individual development projects that exceed the project-specific mass daily emissions thresholds identified above also be considered cumulatively considerable.⁴⁵ Individual projects that generate emissions not in excess of SCAQMD's significance thresholds would not contribute considerably to any potential cumulative impact. SCAQMD neither recommends quantified analyses of the emissions generated by a set of cumulative development projects nor provides thresholds of significance to be used to assess the impacts associated with these emissions.

(1) AQMP Consistency

⁴³ California Office of Environmental Health Hazard Assessment. Health Effects of Diesel Exhaust. [www. http://oehha.ca.gov/public_info/facts/dieselfacts.html](http://oehha.ca.gov/public_info/facts/dieselfacts.html)

⁴⁴ SCAQMD, Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Emissions, December 2002.

⁴⁵ White Paper on Regulatory Options for Addressing Cumulative Impacts from Air Pollution Emissions, SCAQMD Board Meeting, September 5, 2003, Agenda No. 29, Appendix D, p. D-3.

Cumulative development is not expected to result in a significant impact in terms of conflicting with, or obstructing implementation of the 2016 AQMP. As discussed previously, growth considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Consequently, as long as growth in the Basin is within the projections for growth identified in the 2016 RTP/SCS, implementation of the AQMP will not be obstructed by such growth. In addition, as discussed previously, the population growth resulting from the Project would be consistent with the growth projections of the AQMP. Each related project would implement feasible air quality mitigation measures to reduce the criteria air pollutants, if required due to any significant emissions impacts. In addition, each related project would be evaluated for its consistency with the land use policies set forth in the AQMP. **Therefore, the Project's contribution to the cumulative impact would not be cumulatively considerable and, therefore, would be less than significant.**

(2) Construction

As discussed above, the Project's construction-related air quality emissions and cumulative impacts would be less than significant. The Project would comply with regulatory requirements, including the SCAQMD Rule 403 requirements listed above. Based on SCAQMD guidance, individual construction projects that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. As shown above, construction-related daily emissions at the Project Site would not exceed any of the SCAQMD's regional or localized significance thresholds. **Therefore, the Project's contribution to cumulative air quality impacts due to localized emissions would not be cumulatively considerable and, therefore, would be less than significant.**

Similar to the Project, the greatest potential for TAC emissions at each related project would generally involve diesel particulate emissions associated with heavy equipment operations during grading and excavation activities. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of TACs over a 30-year period will contract cancer, based on the use of standard risk-assessment methodology. Construction activities are temporary and short-term events, thus construction activities at each related project would not result in a long-term substantial source of TAC emissions. Additionally, the SCAQMD CEQA guidance does not require a health risk assessment for short-term construction emissions. It is therefore not meaningful to evaluate long-term cancer impacts from construction activities, which occur over relatively short durations. **As such, given the short-term nature of these activities, cumulative toxic emission impacts during construction would be less than significant.**

(3) Operation

As discussed above, the Project's operational air quality emissions and cumulative impacts would be less than significant. According to the SCAQMD, if an individual project results in air emissions of criteria pollutants that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then the project would also result in a cumulatively considerable net increase of these criteria pollutants. As operational emissions would not exceed any of the SCAQMD's regional or localized significance thresholds, the emissions of non-attainment pollutants and precursors generated by Project operations would not be cumulatively considerable.

With respect to TAC emissions, neither the Project nor any of the related projects (which are largely residential, retail/commercial, and office in nature), would represent a substantial source of TAC emissions, which are typically associated with large-scale industrial, manufacturing, and transportation hub facilities. The Project and related projects would be consistent with the recommended screening level siting distances for TAC sources, as set forth in CARB's Land Use Guidelines, and the Project and related projects would not result in a cumulative impact requiring further evaluation. However, the related projects could generate minimal TAC emissions related to the use of consumer products and landscape maintenance activities, among other things. Pursuant to AB 1807, which directs the CARB to identify substances as TACs and adopt airborne toxic control measures to control such substances, the SCAQMD has adopted numerous rules (primarily in Regulation XIV) that specifically address TAC emissions. These SCAQMD rules have resulted in and will continue to result in substantial Basin-wide TAC emissions reductions. As such, cumulative TAC emissions during long-term operations would be less than significant. **Therefore, the Project would not result in any substantial sources of TACs that have been identified by the CARB's Land Use Guidelines, and thus, would not contribute to a cumulative impact.**

f) Regulatory Compliance Measures

RCM-AIR-1 The project shall comply with applicable SCAQMD rules and regulations during construction activities and long-term operation of the project, including but not limited to:

- Rule 401 Visible Emissions
- Rule 402 Nuisance
- Rule 403 Fugitive Dust

g) Mitigation Measures

The Project would not result in any significant air quality impacts and no mitigation measures are required.

h) Level of Significance After Mitigation

Project impacts related to air quality would be less than significant.

Cumulative impacts related to air quality would be less than significant.

4649 Maubert Avenue Existing - Los Angeles-South Coast County, Summer

4649 Maubert Avenue Existing
 Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	14.00	Dwelling Unit	0.76	14,000.00	40

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2021

Utility Company Los Angeles Department of Water & Power

CO2 Intensity (lb/MW/hr)	1227.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - Developer information
 Vehicle Trips - Gibson Transportation Consulting, Inc.

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.88	0.76
tblProjectCharacteristics	Operational Year	2018	2021
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	7.16	6.21

lb/VehicleTrips	WD_TR	6.59	6.21
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2.0 Emissions Summary

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963
Energy	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487
Mobile	0.1687	0.7944	2.3156	7.9900e-003	0.6318	6.5800e-003	0.6383	0.1691	6.1400e-003	0.1752	812.0284	812.0284	812.0284	0.0422	0.0422	813.0826
Total	4.1810	1.1627	10.6203	0.0266	0.6318	1.0876	1.7194	0.1691	1.0872	1.2563	131.1369	1,148.3680	1,279.5048	0.4368	0.0104	1,293.5275

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963
Energy	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487
Mobile	0.1687	0.7944	2.3156	7.9900e-003	0.6318	6.5800e-003	0.6383	0.1691	6.1400e-003	0.1752	812.0284	812.0284	812.0284	0.0422	0.0422	813.0826
Total	4.1810	1.1627	10.6203	0.0266	0.6318	1.0876	1.7194	0.1691	1.0872	1.2563	131.1369	1,148.3680	1,279.5048	0.4368	0.0104	1,293.5275

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.1687	0.7944	2.3156	7.9900e-003	0.6318	6.5800e-003	0.6383	0.1691	6.1400e-003	0.1752	812.0284	812.0284	0.0422	0.0422		813.0826
Unmitigated	0.1687	0.7944	2.3156	7.9900e-003	0.6318	6.5800e-003	0.6383	0.1691	6.1400e-003	0.1752	812.0284	812.0284	0.0422	0.0422		813.0826

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Low Rise	87.00	87.00	84.98	296,115	296,115
Total	87.00	87.00	84.98	296,115	296,115

4.3 Trip Type Information

Land Use	Miles				Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	
Apartments Low Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3	

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHH	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029946	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Natural Gas Mitigated	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487
Natural Gas Unmitigated	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	lb/day																
	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Apartments Low Rise	699.209	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487
Total		7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day															
Apartments Low Rise	0.699209	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487
Total		7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Mitigated	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963
Unmitigated	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day															
Architectural Coating	0.0240				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2772				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182	1.0694	1.0694	1.0694	1.0694	1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661

Landscaping	0.0351	0.0134	1.1575	6.0000e-005	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	2.0797	2.0797	2.0200e-003	2.1301
Total	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	254.0797	385.2166	0.3931	8.9000e-003

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0240				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2772				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182	1.0694	1.0694	1.0694	1.0694	1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0351	0.0134	1.1575	6.0000e-005	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	2.0797	2.0797	2.0797	2.0200e-003	2.1301	2.1301
Total	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

4649 Maubert Avenue Existing - Los Angeles-South Coast County, Annual

4649 Maubert Avenue Existing
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	14.00	Dwelling Unit	0.76	14,000.00	40

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2021

Utility Company: Los Angeles Department of Water & Power

CO2 Intensity (lb/MW/hr)	1227.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use - Developer information
Vehicle Trips - Gibson Transportation Consulting, Inc.

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.88	0.76
tblProjectCharacteristics	OperationalYear	2018	2021
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	7.16	6.21
tblVehicleTrips	WD_TR	6.59	6.21

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.1052	5.3000e-003	0.2337	2.3000e-004	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	1.4871	3.0935	4.5805	4.6600e-003	1.0000e-004	4.7272
Energy	1.3800e-003	0.0118	5.0000e-003	8.0000e-005	9.5000e-004	9.5000e-004	9.5000e-004	9.5000e-004	9.5000e-004	9.5000e-004	0.0000	47.8338	47.8338	1.0700e-003	4.2000e-004	47.9847
Mobile	0.0291	0.1507	0.4044	1.4000e-003	0.1124	1.1900e-003	0.1136	0.0301	1.1200e-003	0.0312	0.0000	128.9429	128.9429	6.8800e-003	0.0000	129.1150
Waste						0.0000	0.0000	0.0000	0.0000	0.0000	1.3073	0.0000	1.3073	0.0773	0.0000	3.2387
Water						0.0000	0.0000	0.0000	0.0000	0.0000	0.2894	10.1735	10.4629	0.0300	7.5000e-004	11.4359
Total	0.1357	0.1677	0.6431	1.7100e-003	0.1124	0.0163	0.1287	0.0301	0.0162	0.0464	3.0837	190.0436	193.1273	0.1198	1.2700e-003	196.5015

Mitigated Operational

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.1052	5.3000e-003	0.2337	2.3000e-004	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	1.4871	3.0935	4.5805	4.6600e-003	1.0000e-004	4.7272
Energy	1.3800e-003	0.0118	5.0000e-003	8.0000e-005	9.5000e-004	9.5000e-004	9.5000e-004	9.5000e-004	9.5000e-004	9.5000e-004	0.0000	47.8338	47.8338	1.0700e-003	4.2000e-004	47.9847
Mobile	0.0291	0.1507	0.4044	1.4000e-003	0.1124	1.1900e-003	0.1136	0.0301	1.1200e-003	0.0312	0.0000	128.9429	128.9429	6.8800e-003	0.0000	129.1150
Waste						0.0000	0.0000	0.0000	0.0000	0.0000	1.3073	0.0000	1.3073	0.0773	0.0000	3.2387

Apartment Low Rise	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	tons/yr												MT/yr			
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Electricity Mitigated					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	34.2147	34.2147	8.1000e-004	1.7000e-004	34.2847
Electricity Unmitigated					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	34.2147	34.2147	8.1000e-004	1.7000e-004	34.2847
NaturalGas Mitigated	1.3800e-003	0.0118	5.0000e-003	8.0000e-005	9.5000e-004	0.04	9.5000e-004	9.5000e-004	0.04	0.04	0.0000	13.6190	13.6190	2.6000e-004	2.5000e-004	13.7000
NaturalGas Unmitigated	1.3800e-003	0.0118	5.0000e-003	8.0000e-005	9.5000e-004	0.04	9.5000e-004	9.5000e-004	0.04	0.04	0.0000	13.6190	13.6190	2.6000e-004	2.5000e-004	13.7000

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	tons/yr												MT/yr			
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Apartment Low Rise	255211	1.3800e-003	0.0118	5.0000e-003	8.0000e-005	9.5000e-004	0.04	9.5000e-004	9.5000e-004	9.5000e-004	9.5000e-004	0.0000	13.6190	13.6190	2.6000e-004	2.5000e-004	13.7000
Total		1.3800e-003	0.0118	5.0000e-003	8.0000e-005	9.5000e-004	0.04	9.5000e-004	9.5000e-004	9.5000e-004	9.5000e-004	0.0000	13.6190	13.6190	2.6000e-004	2.5000e-004	13.7000

Mitigated

Land Use	Natural Gas Use kBTU/yr	ROG	NOx	CO	SO2	tons/yr			MT/yr					CO2e	
		SO2	CO	NOx	PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2		CH4
Apartments Low Rise	255211	1.3800e-003	0.0118	5.0000e-003	8.0000e-005	9.5000e-004	9.5000e-004		9.5000e-004	9.5000e-004	0.0000	13.6190	2.6000e-004	2.5000e-004	13.7000
Total		1.3800e-003	0.0118	5.0000e-003	8.0000e-005	9.5000e-004	9.5000e-004		9.5000e-004	9.5000e-004	0.0000	13.6190	2.6000e-004	2.5000e-004	13.7000

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
	MT/yr				
Apartments Low Rise	61431	34.2147	8.1000e-004	1.7000e-004	34.2847
Total		34.2147	8.1000e-004	1.7000e-004	34.2847

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
	MT/yr				
Apartments Low Rise	61431	34.2147	8.1000e-004	1.7000e-004	34.2847

Total	34.2147	8.1000e-004	1.7000e-004	34.2847
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6.0 Area Detail

6.1 Mitigation Measures Area

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.1052	5.3000e-003	0.2337	2.3000e-004	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	1.4871	3.0935	4.5805	4.6600e-003	1.0000e-004	4.7272
Unmitigated	0.1052	5.3000e-003	0.2337	2.3000e-004	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	1.4871	3.0935	4.5805	4.6600e-003	1.0000e-004	4.7272

6.2 Area by SubCategory

Unmitigated

SubCategory	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	4.3800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0506					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0459	3.6300e-003	0.0890	2.3000e-004	0.0134	0.0134	0.0134	0.0134	0.0134	0.0134	1.4871	2.8576	4.3447	4.4300e-003	1.0000e-004	4.4856
Landscaping	4.3800e-003	1.6700e-003	0.1447	1.0000e-005	8.0000e-004	8.0000e-004	8.0000e-004	8.0000e-004	8.0000e-004	8.0000e-004	0.0000	0.2358	0.2358	2.3000e-004	0.0000	0.2416
Total	0.1052	5.3000e-003	0.2337	2.4000e-004		0.0142	0.0142		0.0142	0.0142	1.4871	3.0935	4.5805	4.6600e-003	1.0000e-004	4.7272

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Architectural Coating	4.3800e-003				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0506				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0459	3.6300e-003	0.0890	2.3000e-004	0.0134	0.0134	0.0134	0.0134	0.0134	0.0134	1.4871	2.8576	4.3447	4.4300e-003	1.0000e-004	4.4856
Landscaping	4.3800e-003	1.6700e-003	0.1447	1.0000e-005	8.0000e-004	8.0000e-004	8.0000e-004	8.0000e-004	8.0000e-004	8.0000e-004	0.0000	0.2358	0.2358	2.3000e-004	0.0000	0.2416
Total	0.1052	5.3000e-003	0.2337	2.4000e-004	0.0142	0.0142	0.0142	0.0142	0.0142	0.0142	1.4871	3.0935	4.5805	4.6600e-003	1.0000e-004	4.7272

7.0 Water Detail

7.1 Mitigation Measures Water

Category	Total CO2	CH4	N2O	CO2e
MT/yr				
Mitigated	10.4629	0.0300	7.5000e-004	11.4359
Unmitigated	10.4629	0.0300	7.5000e-004	11.4359

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.912156 / 0.575055	10.4629	0.0300	7.5000e-004	11.4359
Total		10.4629	0.0300	7.5000e-004	11.4359

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.912156 / 0.575055	10.4629	0.0300	7.5000e-004	11.4359
Total		10.4629	0.0300	7.5000e-004	11.4359

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			

Mitigated	1.3073	0.0773	0.0000	3.2387
Unmitigated	1.3073	0.0773	0.0000	3.2387

8.2 Waste by Land Use

Unmitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
Apartments Low Rise	6.44	1.3073	0.0773	0.0000	3.2387
Total		1.3073	0.0773	0.0000	3.2387

Mitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
Apartments Low Rise	6.44	1.3073	0.0773	0.0000	3.2387
Total		1.3073	0.0773	0.0000	3.2387

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

4649 Maubert Avenue Existing - Los Angeles-South Coast County, Winter

4649 Maubert Avenue Existing

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	14.00	Dwelling Unit	0.76	14,000.00	40

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2021

Utility Company Los Angeles Department of Water & Power

CO2 Intensity (lb/MW/hr)	1227.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Developer information

Vehicle Trips - Gibson Transportation Consulting, Inc.

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.88	0.76
tblProjectCharacteristics	Operational Year	2018	2021
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	7.16	6.21
tblVehicleTrips	WD_TR	6.59	6.21

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	lb/day													lb/day				CO2e
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O			
Mitigated	0.1640	0.8153	2.1973	7.6000e-003	0.6318	6.6100e-003	0.6384	0.1691	6.1700e-003	0.1753		772.7311	772.7311	0.0420		773.7805		
Unmitigated	0.1640	0.8153	2.1973	7.6000e-003	0.6318	6.6100e-003	0.6384	0.1691	6.1700e-003	0.1753		772.7311	772.7311	0.0420		773.7805		

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Low Rise	87.00	87.00	84.98	296,115	296,115
Total	87.00	87.00	84.98	296,115	296,115

4.3 Trip Type Information

Land Use	Miles						Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	H-S or C-C	Primary	Diverted	Pass-by		
Apartments Low Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3			

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
NaturalGas Mitigated	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487
NaturalGas Unmitigated	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
Apartment Low Rise	699.209	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487
Total		7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003			82.2599	1.5800e-003	1.5100e-003	82.7487

Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
Apartment Low Rise	0.699209	7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	82.2599	82.2599	82.2599	1.5800e-003	1.5100e-003	82.7487
Total		7.5400e-003	0.0644	0.0274	4.1000e-004	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003	5.2100e-003			82.2599	1.5800e-003	1.5100e-003	82.7487

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Mitigated	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963
Unmitigated	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Architectural Coating	0.0240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2772					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182	1.0694	1.0694	1.0694	1.0694	1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0351	0.0134	1.1575	6.0000e-005	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003		2.0797	2.0797	2.0200e-003		2.1301
Total	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0240				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2772				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182	1.0694	1.0694	1.0694	1.0694	1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0351	0.0134	1.1575	6.0000e-005	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	2.0797	2.0797	2.0797	2.0200e-003		2.1301
Total	4.0048	0.3038	8.2773	0.0182	1.0758	1.0758	1.0758	1.0758	1.0758	1.0758	131.1369	254.0797	385.2166	0.3931	8.9000e-003	397.6963

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

4649 Maubert Avenue Future - Los Angeles-South Coast County, Summer

4649 Maubert Avenue Future
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	101.00	Space	0.00	40,400.00	0
Apartments Mid Rise	153.00	Dwelling Unit	0.76	119,221.00	438

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022

Utility Company Los Angeles Department of Water & Power

CO2 Intensity (lb/MW/hr)	1227.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Developer information
- Construction Phase - Consultant assumptions
- Trips and VMT - Assumes 10CY capacity per haul truck
- Demolition - Developer information
- Grading - Assumes 3' of excavation for partial first-level
- Vehicle Trips - Gibson Transportation Consulting, Inc.
- Woodstoves - Developer information

Construction Off-road Equipment Mitigation - Assumes SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstructionPhase	NumDays	5.00	87.00
tblConstructionPhase	NumDays	100.00	391.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	33.00
tblConstructionPhase	NumDays	1.00	10.00
tblConstructionPhase	PhaseEndDate	12/11/2020	3/31/2022
tblConstructionPhase	PhaseEndDate	12/4/2020	3/31/2022
tblConstructionPhase	PhaseEndDate	7/14/2020	7/31/2020
tblConstructionPhase	PhaseEndDate	7/17/2020	9/30/2020
tblConstructionPhase	PhaseEndDate	7/15/2020	8/14/2020
tblConstructionPhase	PhaseStartDate	12/5/2020	12/1/2021
tblConstructionPhase	PhaseStartDate	7/18/2020	10/1/2020
tblConstructionPhase	PhaseStartDate	7/16/2020	8/17/2020
tblConstructionPhase	PhaseStartDate	7/15/2020	8/3/2020
tblEnergyUse	LightingElect	1.75	2.63
tblEnergyUse	NT4E	3,054.10	3,277.06
tblEnergyUse	T24E	164.54	194.04
tblEnergyUse	T24NG	4,385.94	6,328.91
tblFireplaces	NumberGas	130.05	0.00
tblFireplaces	NumberNoFireplace	15.30	153.00
tblFireplaces	NumberWood	7.65	0.00
tblGrading	AcresOfGrading	0.00	0.76
tblGrading	AcresOfGrading	5.00	0.50
tblGrading	MaterialExported	0.00	6,689.00
tblLandUse	LandUseSquarefeet	153,000.00	119,221.00
tblLandUse	LotAcreage	0.91	0.00
tblLandUse	LotAcreage	4.03	0.76

tblTripsAndVMT	HaulingTripNumber	836.00	669.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	6.39	4.62
tblVehicleTrips	SU_TR	5.86	4.62
tblVehicleTrips	WD_TR	6.65	4.62
tblWoodstoves	NumberCatalytic	7.65	0.00
tblWoodstoves	NumberNoncatalytic	7.65	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2020	1.5280	13.7348	13.5891	0.0324	1.5668	0.5458	2.1126	0.5467	0.5025	1.0110	0.0000	3,233.7982	3,233.7982	0.4427	0.0000	3,244.8657
2021	10.4192	12.1927	15.7872	0.0377	1.8463	0.5599	2.4062	0.4930	0.5228	1.0158	0.0000	3,747.8195	3,747.8195	0.4644	0.0000	3,759.4286
2022	10.2706	10.9624	15.1670	0.0370	1.8463	0.4709	2.3172	0.4930	0.4400	0.9329	0.0000	3,682.1476	3,682.1476	0.4574	0.0000	3,693.5831
Maximum	10.4192	13.7348	15.7872	0.0377	1.8463	0.5599	2.4062	0.5467	0.5228	1.0158	0.0000	3,747.8195	3,747.8195	0.4644	0.0000	3,759.4286

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2020	1.5280	13.7348	13.5891	0.0324	1.5668	0.5458	2.1126	0.5467	0.5025	1.0110	0.0000	3,233.7982	3,233.7982	0.4427	0.0000	3,244.8657
2021	10.4192	12.1927	15.7872	0.0377	1.8463	0.5599	2.4062	0.4930	0.5228	1.0158	0.0000	3,747.8195	3,747.8195	0.4644	0.0000	3,759.4286
2022	10.2706	10.9624	15.1670	0.0370	1.8463	0.4709	2.3172	0.4930	0.4400	0.9329	0.0000	3,682.1476	3,682.1476	0.4574	0.0000	3,693.5831
Maximum	10.4192	13.7348	15.7872	0.0377	1.8463	0.5599	2.4062	0.5467	0.5228	1.0158	0.0000	3,747.8195	3,747.8195	0.4644	0.0000	3,759.4286

Category	lb/day										lb/day			
Area	2.9650	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0000	22.7506	22.7506	0.0220	0.0000	23.3003
Energy	0.0505	0.4311	0.1835	2.7500e-003	0.0349	0.0349	0.0349	0.0349	0.0349	550.3517	550.3517	0.0106	0.0101	553.6222
Mobile	1.2743	6.1004	17.3506	0.0631	5.1332	0.0509	5.1841	1.3737	0.0475	6,423.9248	6,423.9248	0.3212		6,431.9541
Total	4.2897	6.6773	30.1806	0.0665	5.1332	0.1556	5.2888	1.3737	0.1522	1.5259	0.0000	6,997.0272	0.3537	7,008.8766

ROG	CO	NOx	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2020	7/31/2020	5	23	
2	Site Preparation	Site Preparation	8/3/2020	8/14/2020	5	10	
3	Grading	Grading	8/17/2020	9/30/2020	5	33	
4	Building Construction	Building Construction	10/1/2020	3/31/2022	5	391	
5	Architectural Coating	Architectural Coating	12/1/2021	3/31/2022	5	87	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.76

Acres of Paving: 0

Residential Indoor: 241,423; Residential Outdoor: 80,474; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,424

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40

Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	55.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	669.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	127.00	23.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	25.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Replace Ground Cover
- Water Exposed Area
- Clean Paved Roads

3.2 Demolition - 2020

Unmitigated Construction On-Site

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Fugitive Dust					0.5161	0.0000	0.5161	0.0781	0.0000	0.0781		0.0000				0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672	0.4457	0.4457	1,147.2352	1,147.2352	0.2169			1,152.6578	
Total	0.8674	7.8729	7.6226	0.0120	0.5161	0.4672	0.9833	0.0781	0.4457	1,147.2352	1,147.2352	0.2169			1,152.6578	

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0209	0.6876	0.1524	1.8900e-003	0.0418	2.1900e-003	0.0440	0.0115	2.1000e-003	0.0136		204.6554	204.6554	0.0139		205.0037
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0460	0.0327	0.4378	1.1800e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		117.6113	117.6113	3.7100e-003		117.7040
Total	0.0669	0.7203	0.5902	3.0700e-003	0.1536	3.1200e-003	0.1567	0.0411	2.9600e-003	0.0441		322.2667	322.2667	0.0176		322.7077

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.1912	0.0000	0.1912	0.0290	0.0000	0.0290			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672	0.4457	0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578

Total	0.8674	7.8729	7.6226	0.0120	0.1912	0.4672	0.6584	0.0290	0.4457	0.4746	0.0000	1,147.2352	1,147.2352	0.2169	1,152.6578
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Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0209	0.6876	0.1524	1.8900e-003	0.0273	2.1900e-003	0.0295	7.8900e-003	2.1000e-003	9.9900e-003		204.6554	204.6554	0.0139		205.0037
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0460	0.0327	0.4378	1.1800e-003	0.0671	9.3000e-004	0.0680	0.0187	8.6000e-004	0.0195		117.6113	117.6113	3.7100e-003		117.7040
Total	0.0669	0.7203	0.5902	3.0700e-003	0.0944	3.1200e-003	0.0975	0.0266	2.9600e-003	0.0295		322.2667	322.2667	0.0176		322.7077

3.3 Site Preparation - 2020
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.0530	0.0000	0.0530	5.7300e-003	0.0000	5.7300e-003			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353	0.3085	0.3085	0.3085		943.4872	943.4872	0.3051		951.1158
Total	0.6853	8.4307	4.0942	9.7400e-003	0.0530	0.3353	0.3884	5.7300e-003	0.3085	0.3143		943.4872	943.4872	0.3051		951.1158

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0230	0.0164	0.2189	5.9000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153	58.8056	1.8500e-003	58.8056	1.8500e-003		58.8520
Total	0.0230	0.0164	0.2189	5.9000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153	58.8056	1.8500e-003	58.8056	1.8500e-003		58.8520

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Fugitive Dust					0.0197	0.0000	0.0197	2.1200e-003	0.0000	2.1200e-003	0.0000	0.0000	0.0000	0.0000		0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003	0.3353	0.3353	0.3363	0.3085	0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
Total	0.6853	8.4307	4.0942	9.7400e-003	0.0197	0.3353	0.3550	2.1200e-003	0.3085	0.3106	0.0000	943.4872	943.4872	0.3051		951.1158

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0230	0.0164	0.2189	5.9000e-004	0.0335	4.7000e-004	0.0340	9.3400e-003	4.3000e-004	9.7700e-003	58.8056	58.8056	1.8500e-003	58.8056	1.8500e-003	58.8056	1.8500e-003	58.8056	1.8500e-003	58.8056	1.8500e-003	58.8520
Total	0.0230	0.0164	0.2189	5.9000e-004	0.0335	4.7000e-004	0.0340	9.3400e-003	4.3000e-004	9.7700e-003	58.8056	58.8056	1.8500e-003	58.8056	1.8500e-003	58.8056	1.8500e-003	58.8056	1.8500e-003	58.8056	1.8500e-003	58.8520

3.4 Grading - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.8001	0.0000	0.8001	0.4199	0.0000	0.4199			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672	0.4457	0.4457	0.4457			1,147.2352	0.2169		1,152.6578
Total	0.8674	7.8729	7.6226	0.0120	0.8001	0.4672	1.2673	0.4199	0.4457	0.8656			1,147.2352	0.2169		1,152.6578

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.1771	5.8292	1.2917	0.0160	0.3545	0.0186	0.3731	0.0972	0.0178	0.1150			1,735.0045	0.1181		1,737.9569
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0460	0.0327	0.4378	1.1800e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305			117.6113	3.7100e-003		117.7040
Total	0.2231	5.8620	1.7295	0.0172	0.4662	0.0195	0.4858	0.1268	0.0187	0.1455			1,852.6158	0.1218		1,855.6609

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.2964	0.0000	0.2964	0.1556	0.0000	0.1556			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672	0.4457	0.4457	0.8914	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	0.8674	7.8729	7.6226	0.0120	0.2964	0.4672	0.7636	0.1556	0.4457	0.6012	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.1771	5.8292	1.2917	0.0160	0.2312	0.0186	0.2498	0.0669	0.0178	0.0847			1,735.0045	0.1181		1,737.9569
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0460	0.0327	0.4378	1.1800e-003	0.0671	9.3000e-004	0.0680	0.0187	8.6000e-004	0.0195			117.6113	3.7100e-003		117.7040
Total	0.2231	5.8620	1.7295	0.0172	0.2983	0.0195	0.3178	0.0856	0.0187	0.1042			1,852.6158	0.1218		1,855.6609

3.5 Building Construction - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.5224	0.4806	0.4806	0.4806	1,102.9781	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.5224	0.4806	0.4806	0.4806	1,102.9781	1,102.9781	1,102.9781	0.3567		1,111.8962

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0818	2.4466	0.6410	5.9700e-003	0.1473	0.0115	0.1588	0.0424	0.0110	0.0534		637.1568	637.1568	0.0389		638.1288
Worker	0.5845	0.4158	5.5606	0.0150	1.4196	0.0119	1.4314	0.3765	0.0109	0.3874		1,493.6634	1,493.6634	0.0471		1,494.8407
Total	0.6663	2.8624	6.2017	0.0210	1.5668	0.0234	1.5902	0.4189	0.0220	0.4408		2,130.8202	2,130.8202	0.0860		2,132.9695

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.5224	0.4806	0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962

Total	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567	1,111.8962
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Mitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0818	2.4466	0.6410	5.9700e-003	0.0990	0.0115	0.1105	0.0306	0.0110	0.0416	637.1568	637.1568	637.1568	0.0389		638.1288	
Worker	0.5845	0.4158	5.5606	0.0150	0.8519	0.0119	0.8637	0.2371	0.0109	0.2481	1,493.6634	1,493.6634	1,493.6634	0.0471		1,494.8407	
Total	0.6663	2.8624	6.2017	0.0210	0.9509	0.0234	0.9742	0.2677	0.0220	0.2896	2,130.8202	2,130.8202	2,130.8202	0.0860		2,132.9695	

3.5 Building Construction - 2021

Unmitigated Construction On-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475	0.4117	0.4117	0.4117	1,103.2158	1,103.2158	1,103.2158	0.3568		1,112.1358	
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475	0.4117	0.4117	0.4117	1,103.2158	1,103.2158	1,103.2158	0.3568		1,112.1358	

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0699	2.2331	0.5838	5.9100e-003	0.1473	4.5700e-003	0.1518	0.0424	4.3700e-003	0.0468	632.2255	632.2255	632.2255	0.0373		633.1566
Worker	0.5444	0.3742	5.1152	0.0145	1.4196	0.0115	1.4310	0.3765	0.0106	0.3870	1,446.2377	1,446.2377	1,446.2377	0.0426		1,447.3030
Total	0.6143	2.6073	5.6990	0.0204	1.5668	0.0160	1.5829	0.4189	0.0149	0.4338	2,078.4632	2,078.4632	2,078.4632	0.0799		2,080.4596

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Off-Road	0.7750	7.9850	7.2637	0.0114	0.4475	0.4475	0.4475	0.4117	0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	0.7750	7.9850	7.2637	0.0114	0.4475	0.4475	0.4475	0.4117	0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0699	2.2331	0.5838	5.9100e-003	0.0990	4.5700e-003	0.1036	0.0306	4.3700e-003	0.0349	632.2255	0.0373	632.2255	0.0373	632.2255	0.0373	632.2255	0.0373	632.2255	0.0373	632.2255	0.0373	632.2255
Worker	0.5444	0.3742	5.1152	0.0145	0.8519	0.0115	0.8633	0.2371	0.0106	0.2477	1,446.2377	0.0426	1,446.2377	0.0426	1,446.2377	0.0426	1,446.2377	0.0426	1,446.2377	0.0426	1,446.2377	0.0426	1,447.3030
Total	0.6143	2.6073	5.6990	0.0204	0.9509	0.0160	0.9669	0.2677	0.0149	0.2826	2,078.4632	0.0799	2,078.4632	0.0799	2,078.4632	0.0799	2,078.4632	0.0799	2,078.4632	0.0799	2,078.4632	0.0799	2,080.4596

3.5 Building Construction - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Off-Road	0.6863	7.0258	7.1527	0.0114	0.3719	0.3719	0.3719	0.3422	0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	0.6863	7.0258	7.1527	0.0114	0.3719	0.3719	0.3719	0.3422	0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0656	2.1236	0.5523	5.8600e-003	0.1473	3.9900e-003	0.1512	0.0424	3.8200e-003	0.0462		626.7175	626.7175	0.0360		627.6167
Worker	0.5099	0.3380	4.7194	0.0140	1.4196	0.0111	1.4307	0.3765	0.0102	0.3867		1,395.3646	1,395.3646	0.0385		1,396.3275
Total	0.5756	2.4616	5.2717	0.0199	1.5668	0.0151	1.5819	0.4189	0.0141	0.4329		2,022.0822	2,022.0822	0.0745		2,023.9441

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.6863	7.0258	7.1527	0.0114	0.3719	0.3719	0.3719	0.3422	0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	0.6863	7.0258	7.1527	0.0114	0.3719	0.3719	0.3719	0.3422	0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0656	2.1236	0.5523	5.8600e-003	0.0990	3.9900e-003	0.1030	0.0306	3.8200e-003	0.0344	626.7175	626.7175	626.7175	0.0360		627.6167
Worker	0.5099	0.3380	4.7194	0.0140	0.8519	0.0111	0.8630	0.2371	0.0102	0.2474	1,395.3646	1,395.3646	1,395.3646	0.0385		1,396.3275
Total	0.5756	2.4616	5.2717	0.0199	0.9509	0.0151	0.9660	0.2677	0.0141	0.2817	2,022.0822	2,022.0822	2,022.0822	0.0745		2,023.9441

3.6 Architectural Coating - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	8.7038				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	8.9227	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1072	0.0737	1.0069	2.8600e-003	0.2794	2.2600e-003	0.2817	0.0741	2.0800e-003	0.0762		284.6925	284.6925	8.3900e-003		284.9022
Total	0.1072	0.0737	1.0069	2.8600e-003	0.2794	2.2600e-003	0.2817	0.0741	2.0800e-003	0.0762		284.6925	284.6925	8.3900e-003		284.9022

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	8.7038				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

Total	8.9227	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193	281.9309
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Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.1072	0.0737	1.0069	2.8600e-003	0.1677	2.2600e-003	0.1700	0.0467	2.0800e-003	0.0488	284.6925	284.6925	8.3900e-003	284.9022		284.9022
Total	0.1072	0.0737	1.0069	2.8600e-003	0.1677	2.2600e-003	0.1700	0.0467	2.0800e-003	0.0488	284.6925	284.6925	8.3900e-003	284.9022		284.9022

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	8.7038					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817			281.4481	0.0183		281.9062
Total	8.9084	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817			281.4481	0.0183		281.9062

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.1004	0.0665	0.9290	2.7600e-003	0.2794	2.1900e-003	0.2816	0.0741	2.0100e-003	0.0761	274.6781	274.6781	274.6781	7.5800e-003		274.8676
Total	0.1004	0.0665	0.9290	2.7600e-003	0.2794	2.1900e-003	0.2816	0.0741	2.0100e-003	0.0761	274.6781	274.6781	274.6781	7.5800e-003		274.8676

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Archit. Coating	8.7038					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003	0.0817	0.0817	0.0817	0.0817	0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	8.9084	1.4085	1.8136	2.9700e-003	0.0817	0.0817	0.0817	0.0817	0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															

Unmitigated	2.9650	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0000	22.7506	22.7506	0.0220	0.0000	23.3003
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6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Architectural Coating	0.2075				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3749				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3826	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0699	0.0699	22.7506	22.7506	0.0220	0.0000		23.3003
Total	2.9650	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0699	0.0699	0.0000	22.7506	22.7506	0.0220	0.0000	23.3003

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Architectural Coating	0.2075				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3749				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3826	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0699	0.0699	22.7506	22.7506	0.0220	0.0000		23.3003

Total	2.9650	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0000	22.7506	22.7506	0.0220	0.0000	23.3003
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7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

4649 Maubert Avenue Future - Los Angeles-South Coast County, Annual

4649 Maubert Avenue Future
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	101.00	Space	0.00	40,400.00	0
Apartments Mid Rise	153.00	Dwelling Unit	0.76	119,221.00	438

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022

Utility Company Los Angeles Department of Water & Power

CO2 Intensity (lb/MW/hr)	1227.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Developer information
- Construction Phase - Consultant assumptions
- Trips and VMT - Assumes 10CY capacity per haul truck
- Demolition - Developer information
- Grading - Assumes 3' of excavation for partial first-level
- Vehicle Trips - Gibson Transportation Consulting, Inc.
- Woodstoves - Developer information

Construction Off-road Equipment Mitigation - Assumes SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstructionPhase	NumDays	5.00	87.00
tblConstructionPhase	NumDays	100.00	391.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	33.00
tblConstructionPhase	NumDays	1.00	10.00
tblConstructionPhase	PhaseEndDate	12/11/2020	3/31/2022
tblConstructionPhase	PhaseEndDate	12/4/2020	3/31/2022
tblConstructionPhase	PhaseEndDate	7/14/2020	7/31/2020
tblConstructionPhase	PhaseEndDate	7/17/2020	9/30/2020
tblConstructionPhase	PhaseEndDate	7/15/2020	8/14/2020
tblConstructionPhase	PhaseStartDate	12/5/2020	12/1/2021
tblConstructionPhase	PhaseStartDate	7/18/2020	10/1/2020
tblConstructionPhase	PhaseStartDate	7/16/2020	8/17/2020
tblConstructionPhase	PhaseStartDate	7/15/2020	8/3/2020
tblEnergyUse	LightingElect	1.75	2.63
tblEnergyUse	NT24E	3,054.10	3,277.06
tblEnergyUse	T24E	164.54	194.04
tblEnergyUse	T24NG	4,385.94	6,328.91
tblFireplaces	NumberGas	130.05	0.00
tblFireplaces	NumberNoFireplace	15.30	153.00
tblFireplaces	NumberWood	7.65	0.00
tblGrading	AcresOfGrading	0.00	0.76
tblGrading	AcresOfGrading	5.00	0.50
tblGrading	MaterialExported	0.00	6,689.00
tblLandUse	LandUseSquarefeet	153,000.00	119,221.00
tblLandUse	LotAcreage	0.91	0.00
tblLandUse	LotAcreage	4.03	0.76

Year	tons/yr											MT/yr					
2020	0.0829	0.7612	0.7087	1.7500e-003	0.0441	0.0331	0.0772	0.0134	0.0310	0.0443	0.0000	159.1184	159.1184	0.0222	0.0000	0.0000	159.6724
2021	0.2856	1.4123	1.6867	4.1300e-003	0.1239	0.0616	0.1855	0.0349	0.0568	0.0917	0.0000	374.2704	374.2704	0.0519	0.0000	0.0000	375.5676
2022	0.3288	0.3536	0.4750	1.1600e-003	0.0352	0.0151	0.0503	9.9100e-003	0.0141	0.0240	0.0000	104.6105	104.6105	0.0133	0.0000	0.0000	104.9417
Maximum	0.3288	1.4123	1.6867	4.1300e-003	0.1239	0.0616	0.1855	0.0349	0.0568	0.0917	0.0000	374.2704	374.2704	0.0519	0.0000	0.0000	375.5676

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	40.48	0.00	30.62	38.12	0.00	18.30	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)					Maximum Mitigated ROG + NOX (tons/quarter)							
			ROG	NOx	CO	SO2	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2		
1	7-1-2020	9-30-2020										0.3830			
2	10-1-2020	12-31-2020										0.4388			
3	1-1-2021	3-31-2021										0.3883			
4	4-1-2021	6-30-2021										0.3894			
5	7-1-2021	9-30-2021										0.3937			
6	10-1-2021	12-31-2021										0.5149			
7	1-1-2022	3-31-2022										0.6861			
		Highest										0.6861			

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr						
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.5191	0.0182	1.5808	8.0000e-005	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	0.0000	2.5799	2.5799	2.4900e-003	0.0000	0.0000	2.6422
Energy	9.2100e-003	0.0787	0.0335	5.0000e-004	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	0.0000	601.7474	601.7474	0.0138	4.1700e-003	603.3339	

Mobile	0.2200	1.1587	3.0360	0.0111	0.9162	9.2700e-003	0.9255	0.2456	8.6400e-003	0.2542	0.0000	1,023.7519	1,023.7519	0.0526	0.0000	1,025.0679
Waste						0.0000	0.0000		0.0000	0.0000	14.2865	0.0000	14.2865	0.8443	0.0000	35.3942
Water						0.0000	0.0000		0.0000	0.0000	3.1626	111.1817	114.3443	0.3275	8.2100e-003	124.9781
Total	0.7484	1.2556	4.6503	0.0117	0.9162	0.0244	0.9406	0.2456	0.0237	0.2693	17.4491	1,739.2608	1,756.7099	1.2407	0.0124	1,791.4162

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Area	0.5191	0.0182	1.5808	8.0000e-005	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	0.0000	2.5799	2.5799	2.4900e-003	0.0000	2.6422
Energy	9.2100e-003	0.0787	0.0335	5.0000e-004	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	0.0000	601.7474	601.7474	0.0138	4.1700e-003	603.3339
Mobile	0.2200	1.1587	3.0360	0.0111	0.9162	9.2700e-003	0.9255	0.2456	8.6400e-003	0.2542	0.0000	1,023.7519	1,023.7519	0.0526	0.0000	1,025.0679
Waste						0.0000	0.0000		0.0000	0.0000	14.2865	0.0000	14.2865	0.8443	0.0000	35.3942
Water						0.0000	0.0000		0.0000	0.0000	3.1626	111.1817	114.3443	0.3275	8.2100e-003	124.9781
Total	0.7484	1.2556	4.6503	0.0117	0.9162	0.0244	0.9406	0.2456	0.0237	0.2693	17.4491	1,739.2608	1,756.7099	1.2407	0.0124	1,791.4162
MT/yr																

Phase Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/11/2020	7/31/2020	5	23	

2	Site Preparation	8/3/2020	8/14/2020	5	10
3	Grading	8/17/2020	9/30/2020	5	33
4	Building Construction	10/1/2020	3/31/2022	5	391
5	Architectural Coating	12/1/2021	3/31/2022	5	87

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.76

Acres of Paving: 0

Residential Indoor: 241,423; Residential Outdoor: 80,474; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,424

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.28
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Hauling Trip Number	Vendor Trip Number	Worker Trip Length	Hauling Trip Length	Vendor Trip Length	Worker Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	55.00	0.00	14.70	20.00	6.90	LD_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	20.00	6.90	LD_Mix	HHDT

Worker	5.3000e-004	4.3000e-004	4.7300e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.1746	1.1746	4.0000e-005	0.0000	1.1755
Total	7.7000e-004	8.6000e-003	6.5300e-003	3.0000e-005	1.7300e-003	4.0000e-005	1.7700e-003	4.6000e-004	3.0000e-005	4.9000e-004	0.0000	3.2942	3.2942	1.9000e-004	0.0000	3.2988

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					2.2000e-003	0.0000	2.2000e-003	3.3000e-004	0.0000	3.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.9700e-003	0.0905	0.0877	1.4000e-004	5.3700e-003	5.3700e-003	5.3700e-003	5.1300e-003	5.1300e-003	5.1300e-003	0.0000	11.9687	11.9687	2.2600e-003	0.0000	12.0252
Total	9.9700e-003	0.0905	0.0877	1.4000e-004	2.2000e-003	5.3700e-003	7.5700e-003	3.3000e-004	5.1300e-003	5.4600e-003	0.0000	11.9687	11.9687	2.2600e-003	0.0000	12.0252
MT/yr																

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	2.4000e-004	8.1700e-003	1.8000e-003	2.0000e-005	3.1000e-004	3.0000e-005	3.3000e-004	9.0000e-005	2.0000e-005	1.1000e-004	0.0000	2.1197	2.1197	1.5000e-004	0.0000	2.1233
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.3000e-004	4.7300e-003	1.0000e-005	7.6000e-004	1.0000e-005	7.7000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	1.1746	1.1746	4.0000e-005	0.0000	1.1755
Total	7.7000e-004	8.6000e-003	6.5300e-003	3.0000e-005	1.0700e-003	4.0000e-005	1.1000e-003	3.0000e-004	3.0000e-005	3.3000e-004	0.0000	3.2942	3.2942	1.9000e-004	0.0000	3.2988
MT/yr																

3.3 Site Preparation - 2020
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4300e-003	0.0422	0.0205	5.0000e-005	1.6800e-003	1.6800e-003	1.6800e-003	1.5400e-003	4.2796	1.5400e-003	0.0000	4.2796	4.2796	1.3800e-003	0.0000	4.3142
Total	3.4300e-003	0.0422	0.0205	5.0000e-005	2.7000e-004	1.6800e-003	1.9500e-003	3.0000e-005	1.5400e-003	1.5700e-003	0.0000	4.2796	4.2796	1.3800e-003	0.0000	4.3142

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	9.0000e-005	1.0300e-003	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2553	0.2553	1.0000e-005	0.0000	0.2555
Total	1.2000e-004	9.0000e-005	1.0300e-003	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2553	0.2553	1.0000e-005	0.0000	0.2555

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	2.9500e-003	0.0993	0.0219	2.6000e-004	3.7600e-003	3.1000e-004	4.0700e-003	1.0900e-003	3.0000e-004	1.3900e-003	0.0000	25.7827	25.7827	1.8000e-003	0.0000	25.8276
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.6000e-004	6.1000e-004	6.7900e-003	2.0000e-005	1.0900e-003	2.0000e-005	1.1000e-003	3.0000e-004	1.0000e-005	3.2000e-004	0.0000	1.6852	1.6852	5.0000e-005	0.0000	1.6866
Total	3.7100e-003	0.1000	0.0287	2.8000e-004	4.8500e-003	3.3000e-004	5.1700e-003	1.3900e-003	3.1000e-004	1.7100e-003	0.0000	27.4679	27.4679	1.8500e-003	0.0000	27.5141

3.5 Building Construction - 2020
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0284	0.2921	0.2438	3.8000e-004	0.0172	0.0172	0.0172	0.0159	0.0159	0.0159	0.0000	33.0200	33.0200	0.0107	0.0000	33.2869
Total	0.0284	0.2921	0.2438	3.8000e-004	0.0172	0.0172	0.0172	0.0159	0.0159	0.0159	0.0000	33.0200	33.0200	0.0107	0.0000	33.2869

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.7500e-003	0.0823	0.0223	1.9000e-004	4.7800e-003	3.8000e-004	5.1600e-003	1.3800e-003	3.7000e-004	1.7500e-003	0.0000	18.8556	18.8556	1.2000e-003	0.0000	18.8855
Worker	0.0194	0.0156	0.1725	4.7000e-004	0.0459	3.9000e-004	0.0463	0.0122	3.6000e-004	0.0126	0.0000	42.8048	42.8048	1.3500e-003	0.0000	42.8385

Total	0.0221	0.0979	0.1948	6.6000e-004	0.0507	7.7000e-004	0.0515	0.0136	7.3000e-004	0.0143	0.0000	61.6604	61.6604	2.5500e-003	0.0000	61.7240
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Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.0284	0.2921	0.2438	3.8000e-004		0.0172	0.0172		0.0159	0.0159	0.0000	33.0199	33.0199	0.0107	0.0000	33.2869
Total	0.0284	0.2921	0.2438	3.8000e-004		0.0172	0.0172		0.0159	0.0159	0.0000	33.0199	33.0199	0.0107	0.0000	33.2869

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.7500e-003	0.0823	0.0223	1.9000e-004	3.2200e-003	3.8000e-004	3.6100e-003	1.0000e-003	3.7000e-004	1.3600e-003	0.0000	18.8556	18.8556	1.2000e-003	0.0000	18.8855
Worker	0.0194	0.0156	0.1725	4.7000e-004	0.0276	3.9000e-004	0.0280	7.7000e-003	3.6000e-004	8.0600e-003	0.0000	42.8048	42.8048	1.3500e-003	0.0000	42.8385
Total	0.0221	0.0979	0.1948	6.6000e-004	0.0308	7.7000e-004	0.0316	8.7000e-003	7.3000e-004	9.4200e-003	0.0000	61.6604	61.6604	2.5500e-003	0.0000	61.7240

3.5 Building Construction - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.1011	1.0420	0.9479	1.4900e-003	0.0584	0.0584	0.0584	0.0537	0.0537	0.0537	0.0000	130.6071	130.6071	0.0422	0.0000	131.6631
Total	0.1011	1.0420	0.9479	1.4900e-003	0.0584	0.0584	0.0584	0.0537	0.0537	0.0537	0.0000	130.6071	130.6071	0.0422	0.0000	131.6631

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3200e-003	0.2962	0.0803	7.6000e-004	0.0189	6.0000e-004	0.0195	5.4600e-003	5.8000e-004	6.0300e-003	0.0000	73.9860	73.9860	4.5400e-003	0.0000	74.0994
Worker	0.0713	0.0555	0.6267	1.8100e-003	0.1816	1.5000e-003	0.1831	0.0482	1.3800e-003	0.0496	0.0000	163.8982	163.8982	4.8200e-003	0.0000	164.0187
Total	0.0806	0.3517	0.7071	2.5700e-003	0.2005	2.1000e-003	0.2026	0.0537	1.9600e-003	0.0557	0.0000	237.8841	237.8841	9.3600e-003	0.0000	238.1181

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															

Off-Road	0.1011	1.0420	0.9479	1.4900e-003	0.0584	0.0584	0.0537	0.0537	0.0000	130.6069	130.6069	0.4222	0.0000	131.6630
Total	0.1011	1.0420	0.9479	1.4900e-003	0.0584	0.0584	0.0537	0.0537	0.0000	130.6069	130.6069	0.4222	0.0000	131.6630

Mitigated Construction Off-Site

Category	tons/yr													MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		
Vendor	9.3200e-003	0.2962	0.0803	7.6000e-004	0.0128	6.0000e-004	0.0134	3.9500e-003	5.8000e-004	4.5200e-003	0.0000	73.9860	73.9860	4.5400e-003	0.0000	74.0994		
Worker	0.0713	0.0555	0.6267	1.8100e-003	0.1092	1.5000e-003	0.1107	0.0305	1.3800e-003	0.0318	0.0000	163.8982	163.8982	4.8200e-003	0.0000	164.0187		
Total	0.0806	0.3517	0.7071	2.5700e-003	0.1220	2.1000e-003	0.1241	0.0344	1.9600e-003	0.0364	0.0000	237.8841	237.8841	9.3600e-003	0.0000	238.1181		

3.5 Building Construction - 2022

Unmitigated Construction On-Site

Category	tons/yr													MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
Off-Road	0.0220	0.2248	0.2289	3.6000e-004	0.0119	0.0119	0.0119	0.0110	0.0110	0.0110	0.0000	32.0473	32.0473	0.0104	0.0000	32.3064		
Total	0.0220	0.2248	0.2289	3.6000e-004	0.0119	0.0119	0.0119	0.0110	0.0110	0.0110	0.0000	32.0473	32.0473	0.0104	0.0000	32.3064		

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1500e-003	0.0690	0.0186	1.9000e-004	4.6400e-003	1.3000e-004	4.7700e-003	1.3400e-003	1.2000e-004	1.4600e-003	0.0000	17.9828	17.9828	1.0700e-003	0.0000	18.0097
Worker	0.0164	0.0123	0.1416	4.3000e-004	0.0445	3.6000e-004	0.0449	0.0118	3.3000e-004	0.0122	0.0000	38.7769	38.7769	1.0700e-003	0.0000	38.8036
Total	0.0186	0.0813	0.1602	6.2000e-004	0.0492	4.9000e-004	0.0497	0.0132	4.5000e-004	0.0136	0.0000	56.7597	56.7597	2.1400e-003	0.0000	56.8132
Category	MT/yr															

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr															
Off-Road	0.0220	0.2248	0.2289	3.6000e-004		0.0119	0.0119		0.0110	0.0110	0.0000	32.0472	32.0472	0.0104	0.0000	32.3063
Total	0.0220	0.2248	0.2289	3.6000e-004		0.0119	0.0119		0.0110	0.0110	0.0000	32.0472	32.0472	0.0104	0.0000	32.3063
Category	MT/yr															

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr															

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1500e-003	0.0690	0.0186	1.9000e-004	3.1300e-003	1.3000e-004	3.2600e-003	9.7000e-004	1.2000e-004	1.0900e-003	0.0000	17.9828	17.9828	1.0700e-003	0.0000	18.0097
Worker	0.0164	0.0123	0.1416	4.3000e-004	0.0268	3.6000e-004	0.0271	7.4700e-003	3.3000e-004	7.8000e-003	0.0000	38.7769	38.7769	1.0700e-003	0.0000	38.8036
Total	0.0186	0.0813	0.1602	6.2000e-004	0.0299	4.9000e-004	0.0304	8.4400e-003	4.5000e-004	8.8900e-003	0.0000	56.7597	56.7597	2.1400e-003	0.0000	56.8132

3.6 Architectural Coating - 2021
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	0.1001					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.5200e-003	0.0176	0.0209	3.0000e-005		1.0800e-003	1.0800e-003		1.0800e-003	1.0800e-003	0.0000	2.9362	2.9362	2.0000e-004	0.0000	2.9413
Total	0.1026	0.0176	0.0209	3.0000e-005		1.0800e-003	1.0800e-003		1.0800e-003	1.0800e-003	0.0000	2.9362	2.9362	2.0000e-004	0.0000	2.9413

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2400e-003	9.6000e-004	0.0109	3.0000e-005	3.1500e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004	0.0000	2.8431	2.8431	8.0000e-005	0.0000	2.8452

Total	1.2400e-003	9.6000e-004	0.0109	3.0000e-005	3.1500e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004	0.0000	2.8431	2.8431	8.0000e-005	0.0000	2.8452
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Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	0.1001					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.5200e-003	0.0176	0.0209	3.0000e-005	1.0800e-003	1.0800e-003	1.0800e-003	1.0800e-003	1.0800e-003	1.0800e-003	0.0000	2.9362	2.9362	2.0000e-004	0.0000	2.9413
Total	0.1026	0.0176	0.0209	3.0000e-005	1.0800e-003	1.0800e-003	1.0800e-003	1.0800e-003	1.0800e-003	1.0800e-003	0.0000	2.9362	2.9362	2.0000e-004	0.0000	2.9413
MT/yr																

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2400e-003	9.6000e-004	0.0109	3.0000e-005	1.8900e-003	3.0000e-005	1.9200e-003	5.3000e-004	2.0000e-005	5.5000e-004	0.0000	2.8431	2.8431	8.0000e-005	0.0000	2.8452
Total	1.2400e-003	9.6000e-004	0.0109	3.0000e-005	1.8900e-003	3.0000e-005	1.9200e-003	5.3000e-004	2.0000e-005	5.5000e-004	0.0000	2.8431	2.8431	8.0000e-005	0.0000	2.8452
MT/yr																

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Archit. Coating	0.2785					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.5500e-003	0.0451	0.0580	1.0000e-004	2.6100e-003	2.6100e-003	2.6100e-003	2.6100e-003	2.6100e-003	2.6100e-003	0.0000	8.1704	8.1704	5.3000e-004	0.0000	8.1837
Total	0.2851	0.0451	0.0580	1.0000e-004	2.6100e-003	2.6100e-003	2.6100e-003	2.6100e-003	2.6100e-003	2.6100e-003	0.0000	8.1704	8.1704	5.3000e-004	0.0000	8.1837

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2300e-003	2.4200e-003	0.0279	8.0000e-005	8.7700e-003	7.0000e-005	8.8400e-003	2.3300e-003	6.0000e-005	2.3900e-003	0.0000	7.6332	7.6332	2.1000e-004	0.0000	7.6385
Total	3.2300e-003	2.4200e-003	0.0279	8.0000e-005	8.7700e-003	7.0000e-005	8.8400e-003	2.3300e-003	6.0000e-005	2.3900e-003	0.0000	7.6332	7.6332	2.1000e-004	0.0000	7.6385

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															

Category	tons/yr											MT/yr					
	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Electricity Mitigated						0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	510.6305	510.6305	0.0121	2.5000e-003	511.6755
Electricity Unmitigated						0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	510.6305	510.6305	0.0121	2.5000e-003	511.6755
Natural Gas Mitigated	9.2100e-003	0.0787	0.0335	5.0000e-004		6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	0.0000	91.1169	91.1169	1.7500e-003	1.6700e-003	91.6584
Natural Gas Unmitigated	9.2100e-003	0.0787	0.0335	5.0000e-004		6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	0.0000	91.1169	91.1169	1.7500e-003	1.6700e-003	91.6584

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	tons/yr											MT/yr					
	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Apartments Mid Rise Enclosed Parking with Elevator	1.70747e+006	9.2100e-003	0.0787	0.0335	5.0000e-004	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	0.0000	91.1169	91.1169	1.7500e-003	1.6700e-003	91.6584
Total		9.2100e-003	0.0787	0.0335	5.0000e-004	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	0.0000	91.1169	91.1169	1.7500e-003	1.6700e-003	91.6584

Mitigated

Land Use	tons/yr											MT/yr					
	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Apartments Mid Rise Enclosed Parking with Elevator	1.70747e+006	9.2100e-003	0.0787	0.0335	5.0000e-004	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	0.0000	91.1169	91.1169	1.7500e-003	1.6700e-003	91.6584
Total		9.2100e-003	0.0787	0.0335	5.0000e-004	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	6.3600e-003	0.0000	91.1169	91.1169	1.7500e-003	1.6700e-003	91.6584

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr															
Mitigated	0.5191	0.0182	1.5808	8.0000e-005	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	0.0000	2.5799	2.5799	2.4900e-003	0.0000	2.6422
Unmitigated	0.5191	0.0182	1.5808	8.0000e-005	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	0.0000	2.5799	2.5799	2.4900e-003	0.0000	2.6422
	MT/yr															

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr															
Architectural Coating	0.0379				0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4334				0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0478	0.0182	1.5808	8.0000e-005	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	0.0000	2.5799	2.5799	2.4900e-003	0.0000	2.6422
Total	0.5191	0.0182	1.5808	8.0000e-005	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	0.0000	2.5799	2.5799	2.4900e-003	0.0000	2.6422
	MT/yr															

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Architectural Coating	0.0379				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4334				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0478	0.0182	1.5808	8.0000e-005	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	0.0000	2.5799	2.5799	2.4900e-003	0.0000	2.6422
Total	0.5191	0.0182	1.5808	8.0000e-005	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	8.7300e-003	0.0000	2.5799	2.5799	2.4900e-003	0.0000	2.6422

7.0 Water Detail

7.1 Mitigation Measures Water

Category	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	114.3443	0.3275	8.2100e-003	124.9781
Unmitigated	114.3443	0.3275	8.2100e-003	124.9781

7.2 Water by Land Use

Unmitigated

Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e

Land Use	Mgal	MT/yr			
Apartments Mid Rise	9.96857 / 6.28453	114.3443	0.3275	8.2100e-003	124.9781
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		114.3443	0.3275	8.2100e-003	124.9781

Mitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Apartments Mid Rise	9.96857 / 6.28453	114.3443	0.3275	8.2100e-003	124.9781
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		114.3443	0.3275	8.2100e-003	124.9781

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
Mitigated	14.2865	0.8443	0.0000	35.3942

Unmitigated	14.2865	0.8443	0.0000	35.3942
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8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	70.38	14.2865	0.8443	0.0000	35.3942
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		14.2865	0.8443	0.0000	35.3942

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	70.38	14.2865	0.8443	0.0000	35.3942
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		14.2865	0.8443	0.0000	35.3942

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

4649 Maubert Avenue Future - Los Angeles-South Coast County, Winter

4649 Maubert Avenue Future
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	101.00	Space	0.00	40,400.00	0
Apartments Mid Rise	153.00	Dwelling Unit	0.76	119,221.00	438

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022

Utility Company Los Angeles Department of Water & Power

CO2 Intensity (lb/MW/hr)	1227.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Developer information
- Construction Phase - Consultant assumptions
- Trips and VMT - Assumes 10CY capacity per haul truck
- Demolition - Developer information
- Grading - Assumes 3' of excavation for partial first-level
- Vehicle Trips - Gibson Transportation Consulting, Inc.
- Woodstoves - Developer information

Construction Off-road Equipment Mitigation - Assumes SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstructionPhase	NumDays	5.00	87.00
tblConstructionPhase	NumDays	100.00	391.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	33.00
tblConstructionPhase	NumDays	1.00	10.00
tblConstructionPhase	PhaseEndDate	12/11/2020	3/31/2022
tblConstructionPhase	PhaseEndDate	12/4/2020	3/31/2022
tblConstructionPhase	PhaseEndDate	7/14/2020	7/31/2020
tblConstructionPhase	PhaseEndDate	7/17/2020	9/30/2020
tblConstructionPhase	PhaseEndDate	7/15/2020	8/14/2020
tblConstructionPhase	PhaseStartDate	12/5/2020	12/1/2021
tblConstructionPhase	PhaseStartDate	7/18/2020	10/1/2020
tblConstructionPhase	PhaseStartDate	7/16/2020	8/17/2020
tblConstructionPhase	PhaseStartDate	7/15/2020	8/3/2020
tblEnergyUse	LightingElect	1.75	2.63
tblEnergyUse	NT4E	3,054.10	3,277.06
tblEnergyUse	T24E	164.54	194.04
tblEnergyUse	T24NG	4,385.94	6,328.91
tblFireplaces	NumberGas	130.05	0.00
tblFireplaces	NumberNoFireplace	15.30	153.00
tblFireplaces	NumberWood	7.65	0.00
tblGrading	AcresOfGrading	0.00	0.76
tblGrading	AcresOfGrading	5.00	0.50
tblGrading	MaterialExported	0.00	6,689.00
tblLandUse	LandUseSquarefeet	153,000.00	119,221.00
tblLandUse	LotAcreage	0.91	0.00
tblLandUse	LotAcreage	4.03	0.76

Category	lb/day										lb/day			
Area	2.9650	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0000	22.7506	22.7506	0.0220	0.0000	23.3003
Energy	0.0505	0.4311	0.1835	2.7500e-003	0.0349	0.0349	0.0349	0.0349	0.0349	550.3517	550.3517	0.0106	0.0101	553.6222
Mobile	1.2368	6.2501	16.4389	0.0601	5.1332	0.0511	5.1843	1.3737	0.0477	6,114.8965	6,114.8965	0.3201		6,122.8980
Total	4.2522	6.8271	29.2690	0.0635	5.1332	0.1558	5.2891	1.3737	0.1524	1.5262	0.0000	0.3526	0.0101	6,699.8205

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2020	7/31/2020	5	23	
2	Site Preparation	Site Preparation	8/3/2020	8/14/2020	5	10	
3	Grading	Grading	8/17/2020	9/30/2020	5	33	
4	Building Construction	Building Construction	10/1/2020	3/31/2022	5	391	
5	Architectural Coating	Architectural Coating	12/1/2021	3/31/2022	5	87	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.76

Acres of Paving: 0

Residential Indoor: 241,423; Residential Outdoor: 80,474; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,424

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40

Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	55.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	669.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	127.00	23.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	25.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Replace Ground Cover
- Water Exposed Area
- Clean Paved Roads

3.2 Demolition - 2020

Unmitigated Construction On-Site

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day									
Fugitive Dust											0.5161	0.0000	0.5161	0.0781	0.0000	0.0781	0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120							0.4672	0.4672	0.4672	0.4457	0.4457	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	0.8674	7.8729	7.6226	0.0120							0.5161	0.4672	0.9833	0.0781	0.4457	1,147.2352	1,147.2352	0.2169		1,152.6578

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0214	0.6965	0.1619	1.8600e-003	0.0418	2.2300e-003	0.0440	0.0115	2.1300e-003	0.0136		201.1312	201.1312	0.0144		201.4921
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0511	0.0363	0.4010	1.1100e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		110.7420	110.7420	3.4900e-003		110.8293
Total	0.0725	0.7328	0.5629	2.9700e-003	0.1536	3.1600e-003	0.1568	0.0411	2.9900e-003	0.0441		311.8732	311.8732	0.0179		312.3214

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e				
Fugitive Dust											0.1912	0.0000	0.1912	0.0290	0.0000	0.0290	0.0000		0.0000	
Off-Road	0.8674	7.8729	7.6226	0.0120							0.4672	0.4672	0.4672	0.4457	0.4457	1,147.2352	1,147.2352	0.2169		1,152.6578

Total	0.8674	7.8729	7.6226	0.0120	0.1912	0.4672	0.6584	0.0290	0.4457	0.4746	0.0000	1,147.2352	1,147.2352	0.2169	1,152.6578
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Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0214	0.6965	0.1619	1.8600e-003	0.0273	2.2300e-003	0.0295	7.8900e-003	2.1300e-003	0.0100		201.1312	201.1312	0.0144		201.4921
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0511	0.0363	0.4010	1.1100e-003	0.0671	9.3000e-004	0.0680	0.0187	8.6000e-004	0.0195		110.7420	110.7420	3.4900e-003		110.8293
Total	0.0725	0.7328	0.5629	2.9700e-003	0.0944	3.1600e-003	0.0975	0.0266	2.9900e-003	0.0296		311.8732	311.8732	0.0179		312.3214

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.0530	0.0000	0.0530	5.7300e-003	0.0000	5.7300e-003			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085		943.4872	943.4872	0.3051		951.1158
Total	0.6853	8.4307	4.0942	9.7400e-003	0.0530	0.3353	0.3884	5.7300e-003	0.3085	0.3143		943.4872	943.4872	0.3051		951.1158

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.0256	0.0181	0.2005	5.6000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153	55.3710	55.3710	1.7500e-003	1.7500e-003		55.4147
Total	0.0256	0.0181	0.2005	5.6000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		55.3710	55.3710	1.7500e-003		55.4147

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Fugitive Dust					0.0197	0.0000	0.0197	2.1200e-003	0.0000	2.1200e-003	0.0000	0.0000	0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003	0.3353	0.3353	0.3363	0.3085	0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
Total	0.6853	8.4307	4.0942	9.7400e-003	0.0197	0.3353	0.3550	2.1200e-003	0.3085	0.3106	0.0000	943.4872	943.4872	0.3051		951.1158

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.2964	0.0000	0.2964	0.1556	0.0000	0.1556			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672	0.4457	0.4457	0.8914	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	0.8674	7.8729	7.6226	0.0120	0.2964	0.4672	0.7636	0.1556	0.4457	0.6012	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.1814	5.9047	1.3728	0.0157	0.2312	0.0189	0.2501	0.0669	0.0181	0.0850			1,705.1271	0.1224		1,708.1868
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0511	0.0363	0.4010	1.1100e-003	0.0671	9.3000e-004	0.0680	0.0187	8.6000e-004	0.0195			110.7420	3.4900e-003		110.8293
Total	0.2325	5.9409	1.7738	0.0169	0.2983	0.0198	0.3181	0.0856	0.0189	0.1045			1,815.8691	0.1259		1,819.0161

3.5 Building Construction - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.5224	0.4806	0.4806	0.4806	1,102.9781	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.5224	0.4806	0.4806	0.4806	1,102.9781	1,102.9781	1,102.9781	0.3567		1,111.8962

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0855	2.4461	0.7070	5.8100e-003	0.1473	0.0117	0.1589	0.0424	0.0112	0.0536		619.7329	619.7329	0.0414		620.7689
Worker	0.6490	0.4603	5.0928	0.0141	1.4196	0.0119	1.4314	0.3765	0.0109	0.3874		1,406.4239	1,406.4239	0.0443		1,407.5321
Total	0.7345	2.9064	5.7998	0.0199	1.5668	0.0236	1.5904	0.4189	0.0221	0.4410		2,026.1567	2,026.1567	0.0858		2,028.3010

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.5224	0.4806	0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962

Total	0.8617	8.8523	7.3875	0.0114	0.5224	0.5224	0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567	1,111.8962
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Mitigated Construction Off-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0855	2.4461	0.7070	5.8100e-003	0.0990	0.0117	0.1107	0.0306	0.0112	0.0417		619.7329	619.7329	0.0414		620.7689
Worker	0.6490	0.4603	5.0928	0.0141	0.8519	0.0119	0.8637	0.2371	0.0109	0.2481		1,406.4239	1,406.4239	0.0443		1,407.5321
Total	0.7345	2.9064	5.7998	0.0199	0.9509	0.0236	0.9744	0.2677	0.0221	0.2898		2,026.1567	2,026.1567	0.0858		2,028.3010

3.5 Building Construction - 2021

Unmitigated Construction On-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0734	2.2284	0.6458	5.7500e-003	0.1473	4.7100e-003	0.1520	0.0424	4.5100e-003	0.0469	614.8947	614.8947	614.8947	0.0397		615.8871
Worker	0.6056	0.4142	4.6769	0.0137	1.4196	0.0115	1.4310	0.3765	0.0106	0.3870	1,361.7589	1,361.7589	1,361.7589	0.0401		1,362.7607
Total	0.6790	2.6427	5.3226	0.0194	1.5668	0.0162	1.5830	0.4189	0.0151	0.4339	1,976.6536	1,976.6536	1,976.6536	0.0798		1,978.6478

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475	0.4117	0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475	0.4117	0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0734	2.2284	0.6458	5.7500e-003	0.0990	4.7100e-003	0.1037	0.0306	4.5100e-003	0.0351	614.8947	614.8947	0.0397	615.8871									
Worker	0.6056	0.4142	4.6769	0.0137	0.8519	0.0115	0.8633	0.2371	0.0106	0.2477	1,361.7589	1,361.7589	0.0401	1,362.7607									
Total	0.6790	2.6427	5.3226	0.0194	0.9509	0.0162	0.9670	0.2677	0.0151	0.2828	1,976.6536	1,976.6536	0.0798	1,978.6478									

3.5 Building Construction - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0689	2.1178	0.6113	5.7000e-003	0.1473	4.1200e-003	0.1514	0.0424	3.9400e-003	0.0463		609.4316	609.4316	0.0383		610.3892
Worker	0.5688	0.3741	4.3075	0.0132	1.4196	0.0111	1.4307	0.3765	0.0102	0.3867		1,313.9032	1,313.9032	0.0362		1,314.8077
Total	0.6377	2.4919	4.9188	0.0189	1.5668	0.0152	1.5821	0.4189	0.0142	0.4331		1,923.3349	1,923.3349	0.0745		1,925.1968

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	0.6863	7.0258	7.1527	0.0114	0.3719	0.3719	0.3719	0.3422	0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	0.6863	7.0258	7.1527	0.0114	0.3719	0.3719	0.3719	0.3422	0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0689	2.1178	0.6113	5.7000e-003	0.0990	4.1200e-003	0.1031	0.0306	3.9400e-003	0.0345		609.4316	609.4316	0.0383		610.3892
Worker	0.5688	0.3741	4.3075	0.0132	0.8519	0.0111	0.8630	0.2371	0.0102	0.2474		1,313.9032	1,313.9032	0.0362		1,314.8077
Total	0.6377	2.4919	4.9188	0.0189	0.9509	0.0152	0.9661	0.2677	0.0142	0.2819		1,923.3349	1,923.3349	0.0745		1,925.1968

3.6 Architectural Coating - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	8.7038				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	8.9227	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1192	0.0815	0.9206	2.6900e-003	0.2794	2.2600e-003	0.2817	0.0741	2.0800e-003	0.0762		268.0628	268.0628	7.8900e-003		268.2600
Total	0.1192	0.0815	0.9206	2.6900e-003	0.2794	2.2600e-003	0.2817	0.0741	2.0800e-003	0.0762		268.0628	268.0628	7.8900e-003		268.2600

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	8.7038				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

Total	8.9227	1.5268	1.8176	2.9700e-003	0.0941	0.0941	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193	281.9309
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Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.1192	0.0815	0.9206	2.6900e-003	0.1677	2.2600e-003	0.1700	0.0467	2.0800e-003	0.0488	268.0628	268.0628	268.0628	7.8900e-003		268.2600
Total	0.1192	0.0815	0.9206	2.6900e-003	0.1677	2.2600e-003	0.1700	0.0467	2.0800e-003	0.0488	268.0628	268.0628	268.0628	7.8900e-003		268.2600

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	8.7038					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817			281.4481	0.0183		281.9062
Total	8.9084	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817			281.4481	0.0183		281.9062

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Worker	0.1120	0.0736	0.8479	2.6000e-003	0.2794	2.1900e-003	0.2816	0.0741	2.0100e-003	0.0761	258.6424	258.6424	7.1200e-003	7.1200e-003		258.8204
Total	0.1120	0.0736	0.8479	2.6000e-003	0.2794	2.1900e-003	0.2816	0.0741	2.0100e-003	0.0761	258.6424	258.6424	7.1200e-003	7.1200e-003		258.8204

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
Archit. Coating	8.7038					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003	0.0817	0.0817	0.0817	0.0817	0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	8.9084	1.4085	1.8136	2.9700e-003	0.0817	0.0817	0.0817	0.0817	0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1120	0.0736	0.8479	2.6000e-003	0.1677	2.1900e-003	0.1699	0.0467	2.0100e-003	0.0487	258.6424	258.6424	7.1200e-003	258.6424	258.6424	7.1200e-003	258.6424	258.6424	7.1200e-003	258.6424	258.6424	7.1200e-003	258.8204	258.8204
Total	0.1120	0.0736	0.8479	2.6000e-003	0.1677	2.1900e-003	0.1699	0.0467	2.0100e-003	0.0487	258.6424	258.6424	7.1200e-003	258.6424	258.6424	7.1200e-003	258.6424	258.6424	7.1200e-003	258.6424	258.6424	7.1200e-003	258.8204	258.8204

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Mitigated	1.2368	6.2501	16.4389	0.0601	5.1332	0.0511	5.1843	1.3737	0.0477	1.4214	6,114.8965	6,114.8965	6,114.8965	0.3201		6,122.8980
Unmitigated	1.2368	6.2501	16.4389	0.0601	5.1332	0.0511	5.1843	1.3737	0.0477	1.4214	6,114.8965	6,114.8965	6,114.8965	0.3201		6,122.8980

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Mid Rise	706.86	706.86	706.86	2,413,987	2,413,987
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00
Total	706.86	706.86	706.86	2,413,987	2,413,987

4.3 Trip Type Information

Miles	Trip %	Trip Purpose %

Unmitigated	2.9650	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0000	22.7506	22.7506	0.0220	0.0000	23.3003
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6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.2075				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3749				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3826	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0699	0.0699	22.7506	22.7506	0.0220	0.0000		23.3003
Total	2.9650	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0699	0.0699	0.0000	22.7506	22.7506	0.0220	0.0000	23.3003

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.2075				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3749				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3826	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0699	0.0699	22.7506	22.7506	0.0220	0.0000		23.3003

Total	2.9650	0.1458	12.6466	6.7000e-004	0.0699	0.0699	0.0699	0.0699	0.0000	22.7506	22.7506	0.0220	0.0000	23.3003
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7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Appendix J
Noise Technical Report

Noise Technical Report

1. Introduction

This analysis evaluates noise and vibration impacts that would be generated by construction and operation of the Project. The analysis compares these impacts to applicable regulations and thresholds of significance. Noise measurement technical reports, calculation worksheets, and a map of noise receptors and measurement locations are attached to this technical report.

2. Environmental Setting

a) Fundamentals of Noise and Vibration

(1) Introduction to Noise

(a) Characteristics of Sound

Sound can be described in terms of its loudness (amplitude) and frequency (pitch). The standard unit of measurement for sound is the decibel (i.e., dB). Because the human ear is not equally sensitive to sound at all frequencies, the A-weighted scale (dBA) is used to reflect the normal hearing sensitivity range. On this scale, the range of human hearing extends from 3 to 140 dBA. **Table 1** provides examples of A-weighted noise levels from common sources.

Table 1
A-Weighted Decibel Scale

Typical A-Weighted Sound Levels	Sound Level (dBA L_{eq})
Near Jet Engine	130
Rock and Roll Band	110
Jet flyover at 1,000 feet	100
Power Motor	90
Food Blender	80
Living Room Music	70
Human Voice at 3 feet	60
Residential Air Conditioner at 50 feet	50
Bird Calls	40
Quiet Living Room	30
Average Whisper	20
Rustling Leaves	10

Source: Cowan, James P., Handbook of Environmental Acoustics, 1993.
These noise levels are approximations intended for general reference and informational use. They do not meet the standard required for detailed noise analysis, but are provided for the reader to gain a rudimentary concept of various noise levels.

(b) Noise Definitions

This noise analysis discusses sound levels in terms of equivalent noise level (L_{eq}), maximum noise level (L_{max}) and the Community Noise Equivalent Level (CNEL).

Equivalent Noise Level (L_{eq}): L_{eq} represents the average noise level on an energy basis for a specific time period. Average noise level is based on the energy content (acoustic energy) of sound. For example, the L_{eq} for one hour is the energy average noise level during that hour. L_{eq} can be thought of as a continuous noise level of a certain period equivalent in energy content to a fluctuating noise level of that same period. L_{eq} is expressed in units of dBA.

Maximum Noise Level (L_{max}): L_{max} represents the maximum instantaneous noise level measured during a given time period.

Community Noise Equivalent Level (CNEL): CNEL is an adjusted noise measurement scale of average sound level during a 24-hour period. Due to increased noise sensitivities during evening and night hours, human reaction to sound between 7:00 P.M. and 10:00 P.M. is as if it were actually 5 dBA higher than had it occurred between 7:00 A.M. and 7:00 P.M. From 10:00 P.M. to 7:00 A.M., humans perceive sound as if it were 10 dBA higher. To account for these sensitivities, CNEL figures are obtained by adding an additional 5 dBA to evening noise levels between 7:00 P.M. and 10:00 P.M. and 10 dBA to nighttime noise levels between 10:00 P.M. and 7:00 A.M. Because of this, 24-hour CNEL figures are always higher than their corresponding actual 24-hour averages.

(c) *Effects of Noise*

The degree to which noise can impact an environment ranges from levels that interfere with speech and sleep to levels that can cause adverse health effects. Most human response to noise is subjective. Factors that influence individual responses include the intensity, frequency, and pattern of noise; the amount of background noise present; and the nature of work or human activity exposed to intruding noise.

According to the National Institute of Health (NIH), extended or repeated exposure to sounds at or above 85 dB can cause hearing loss. Sounds of 75 dBA or less, even after continuous exposure, are unlikely to cause hearing loss.¹ The World Health Organization (WHO) reports that adults should not be exposed to sudden “impulse” noise events of 140 dB or greater. For children, this limit is 120 dB.²

Exposure to elevated nighttime noise levels can disrupt sleep, leading to increased levels of fatigue and decreased work or school performance. For the preservation of healthy sleeping environments, the WHO recommends that continuous interior noise levels not exceed 30 dBA, L_{eq} and that individual noise events of 45 dBA or higher be limited.³ Assuming a conservative exterior to interior sound reduction of 15 dBA, continuous exterior noise levels should therefore not exceed 45 dBA L_{eq} . Individual exterior events of 60 dBA or higher should also be limited.

Some epidemiological studies have shown a weak association between long-term exposure to noise levels of 65 to 70 dBA, L_{eq} and cardiovascular effects, including ischaemic heart disease and hypertension. However, at this time, the relationship is largely inconclusive.

¹ National Institute of Health, National Institute on Deafness and Other Communication, www.nidcd.nih.gov/health/noise-induced-hearing-loss.

² World Health Organization, Guidelines for Community Noise, 1999.

³ Ibid.

People with normal hearing sensitivity can recognize small perceptible changes in sound levels of approximately 3 dBA. Changes of at least 5 dBA can be readily noticeable and may cause community reactions. Sound level increases of 10 dBA or greater are perceived as a doubling in loudness and can provoke a community response.⁴ However, few people are highly annoyed by noise levels below 55 dBA L_{eq} .⁵

(d) *Noise Attenuation*

Noise levels decrease as the distance from noise sources to receivers increases. For each doubling of distance, noise from stationary sources, commonly referred to as “point sources,” can decrease by approximately 6 dBA over hard surfaces (e.g., reflective surfaces such as parking lots) and 7.5 dBA over soft surfaces (e.g., absorptive surfaces such as soft dirt and grass). For example, if a point source produces a noise level of 89 dBA at a reference distance of 50 feet and over an asphalt surface, its noise level would be approximately 83 dBA at a distance of 100 feet, 77 dBA at 200 feet, etc. Noises generated by mobile “line” sources such as roadways decrease by approximately 3 dBA over hard surfaces and 4.5 dBA over soft surfaces for each doubling of distance.

Noise is most audible when traveling by direct line of sight, an unobstructed visual path between noise source and receptor. Barriers that break line of sight between sources and receivers, such as walls and buildings, can greatly reduce source noise levels by allowing noise to reach receivers by diffraction only. As a result, sound barriers can reduce source noise levels by up to 20 dBA, though it is generally infeasible for temporary barriers to reduce noise levels by more than 15 dBA.⁶ The effectiveness of barriers can be greatly reduced when they are not high or long enough to completely break line of sight from sources to receivers.

It should be noted that because decibels are logarithmic units, they cannot be simply added or subtracted. For example, two cars each producing 60 dBA of noise would not produce a combined 120 dBA.

(2) Introduction to Vibration

(a) *Characteristics of Vibration*

Vibration is an oscillatory motion through a solid medium in which the motion’s amplitude can be described in terms of displacement, velocity, and acceleration. Unlike noise, vibration is not a common environmental problem, as it is unusual for vibration from vehicle sources to be perceptible. Common sources of vibration include trains, construction activities, and certain industrial operations.

(b) *Effects of Vibration*

⁴ Federal Transit Administration, Transit Noise and Vibration Impact Assessment, 2006.

⁵ World Health Organization, Guidelines for Community Noise, 1999.

⁶ California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

High levels of vibration may cause physical personal injury or damage to buildings. However, vibration levels rarely affect human health. Instead, most people consider vibration to be an annoyance that may affect concentration or disturb sleep. In addition, high levels of vibration may damage fragile buildings or interfere with equipment that is highly sensitive to vibration (e.g., electron microscopes).

Unlike noise, groundborne vibration is not an environmental issue that most people experience every day. Background vibration levels in residential areas are usually well below the threshold of perception for humans, approximately 0.01 inch per second.⁷ Perceptible indoor vibrations are most often caused by sources within buildings themselves, such as slamming doors or heavy footsteps. Common outdoor sources of groundborne vibration include construction equipment, trains, and traffic on rough or unpaved roads. Traffic vibration from smooth and well-maintained roads is typically not perceptible.

(c) *Vibration Definitions*

This analysis discusses vibration in terms of Peak Particle Velocity (PPV). PPV is commonly used to describe and quantify vibration impacts to buildings and other structures. PPV levels represent the maximum instantaneous peak of a vibration signal and are usually measured in inches per second.⁸

b) **Regulatory Framework**

(1) **Noise**

(a) *Federal*

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

(b) *State*

2017 General Plan Guidelines

The State's 2017 General Plan Guidelines establish county and city standards for acceptable exterior noise levels based on land use. These standards are incorporated into land use planning processes to prevent or reduce noise and land use incompatibilities. **Table 2** illustrates State compatibility considerations between various land uses and exterior noise levels.

Table 2
State of California Noise/Land Use Compatibility Matrix

Land Use Compatibility	Community Noise Exposure (dBA, CNEL)
------------------------	--------------------------------------

⁷ Ibid.

⁸ Federal Transit Administration (FTA), Transit Noise and Vibration Impact Assessment, 2006.

	<	55	60	65	70	75	80	>
Residential – Low Density Single-Family, Duplex Mobile Homes	NA							
	CA							
					NU			
							CU	
Residential – Multi-Family	NA							
	CA							
					NU			
							CU	
Transient Lodging – Motels, Hotels	NA							
	CA							
					NU			
							CU	
Schools, Libraries, Churches, Hospitals, Nursing Homes	NA							
	CA							
					NU			
							CU	
Auditoriums, Concert Halls, Amphitheaters	NA							
	CA							
					CU			
Sports Arenas, Outdoor Spectator Sports	NA							
	CA							
					CU			
Playgrounds, Neighborhood Parks	NA							
	CA							
					NU			
							CU	
Golf Courses, Riding Stables, Water Recreation, Cemeteries	NA							
	CA							
					NU			
							CU	
Office Buildings, Business Commercial and Professional	NA							
	CA							
					NU			
Industrial, Manufacturing, Utilities, Agriculture	NA							
	CA							
					NU			

NA = Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
 CA = Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.
 NU = Normally Unacceptable - New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
 CU = Clearly Unacceptable - New construction or development should generally not be undertaken.
 Source: California Office of Planning and Research, General Plan Guidelines - Noise Element Guidelines (Appendix D), Figure 2, 2017.

(c) *City of Los Angeles*

General Plan Noise Element

The City of Los Angeles General Plan includes a Noise Element that includes policies and standards in order to guide the control of noise to protect residents, workers, and visitors. Its

primary goal is to regulate long-term noise impacts to preserve acceptable noise environments for all types of land uses. However, the Noise Element contains no quantitative or other thresholds of significance for evaluating a project's noise or vibration impacts. Instead, it adopts the State's guidance on noise and land use compatibility, shown in **Table 2** above, "to help guide determination of appropriate land use and mitigation measures vis-à-vis existing or anticipated ambient noise levels."

Los Angeles Municipal Code

The City of Los Angeles Municipal Code (the "LAMC") contains a number of regulations that would apply to the Project's temporary construction activities and long-term operations.

Section 41.40(a) would prohibit Project construction activities from occurring between the hours of 9:00 P.M. and 7:00 A.M., Monday through Friday. Subdivision (c) would further prohibit such activities from occurring before 8:00 A.M. or after 6:00 P.M. on any Saturday, or on any Sunday or national holiday.

SEC.41.40. NOISE DUE TO CONSTRUCTION, EXCAVATION WORK—WHEN PROHIBITED.

(a) No person shall, between the hours of 9:00 P.M. and 7:00 A.M. of the following day, perform any construction or repair work of any kind upon, or any excavating for, any building or structure, where any of the foregoing entails the use of any power drive drill, riveting machine excavator or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling hotel or apartment or other place of residence. In addition, the operation, repair or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited during the hours herein specified. Any person who knowingly and willfully violates the foregoing provision shall be deemed guilty of a misdemeanor punishable as elsewhere provided in this Code.

(c) No person, other than an individual homeowner engaged in the repair or construction of his single-family dwelling shall perform any construction or repair work of any kind upon, or any earth grading for, any building or structure located on land developed with residential buildings under the provisions of Chapter I of this Code, or perform such work within 500 feet of land so occupied, before 8:00 A.M. or after 6:00 P.M. on any Saturday or national holiday nor at any time on any Sunday. In addition, the operation, repair, or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited on Saturdays and on Sundays during the hours herein specific...

Section 112.05 of the LAMC establishes noise limits for powered equipment and hand tools operated within 500 feet of residential zones. Of particular importance to construction activities is subdivision (a), which institutes a maximum noise limit of 75 dBA for the types of construction vehicles and equipment that would likely be used for the Project's construction. However, the LAMC notes that these limitations would not necessarily apply if it can be proven that the

Project's compliance would be technically infeasible despite the use of noise-reducing means or methods.

SEC. 112.05. MAXIMUM NOISE LEVEL OF POWERED EQUIPMENT OR POWERED HAND TOOLS

Between the hours of 7:00 A.M. and 10:00 P.M., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:

- (a) 75 dBA for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment;
- (b) 75 dBA for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;
- (c) 65 dBA for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors.

Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.

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

SEC. 112.01. RADIOS, TELEVISION SETS, AND SIMILAR DEVICES

- (a) It shall be unlawful for any person within any zone of the City to use or operate any radio, musical instrument, phonograph, television receiver, or other machine or device for the producing, reproducing or amplification of the human voice, music, or any other sound, in such a manner, as to disturb the peace, quiet, and comfort of neighbor occupants or any reasonable person residing or working in the area.
- (b) Any noise level caused by such use or operation which is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source, within

any residential zone of the City or within 500 feet thereof, shall be a violation of the provisions of this section.

(c) Any noise level caused by such use or operation which exceeds the ambient noise level on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, by more than five (5) decibels shall be a violation of the provisions of this section.

Section 112.02(a) would prevent Project heating, ventilation, and air conditioning (HVAC) systems and other mechanical equipment from elevating ambient noise levels at neighboring residences by more than 5 dBA.

SEC.112.02. AIR CONDITIONING, REFRIGERATION, HEATING, PLUMBING, FILTERING EQUIPMENT

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

(2) Vibration

For the evaluation of construction-related vibration impacts, Federal Transit Administration (FTA) guidelines and recommendations are used given the absence of applicable federal, County, and City standards specific to temporary construction activities.

(a) Federal

Federal Transit Administration (FTA)

Though not regulatory in nature, the FTA has established vibration impact criteria for buildings and other structures, as potential building and structural damages are the generally the foremost concern when evaluating the impacts of construction-related vibrations. **Table 3** summarizes the FTA's vibration guidelines for building and structural damage.

Table 3
FTA Construction Vibration Damage Criteria

Building Category	PPV (in/sec)
I. Reinforced concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12
<i>Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018.</i>	

(b) State

There are no State standards that directly regulate groundborne vibration related to the construction or operation of the Project.

(c) City of Los Angeles

There are no City standards that directly regulate groundborne vibration related to the construction or operation of the Project.

c) Existing Conditions**(1) Noise-Sensitive Receptors**

Land uses sensitive to noise may include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. Sensitive receptors within 1,000 feet of the Project Site include but are not limited to the following:

- Multi-family residences, 4621-4627 Maubert Avenue; approximately 10 feet east of the Project Site.
- Silverlake Conservatory of Music, 4652 Hollywood Boulevard; approximately 90 feet northwest of the Project Site.
- Children's Hospital Los Angeles, The Saban Research Institute, 4641 Sunset Boulevard; approximately 110 feet south of the Project Site.
- Multi-family residences, 4648 Hollywood Boulevard; approximately 150 feet north of the Project Site.
- Children's Hospital Los Angeles, 4650 Sunset Boulevard; approximately 430 feet south of the Project Site.

(2) Existing Ambient Noise Levels

In February 2019, DKA Planning took short-term noise measurements near the Project site to determine the ambient noise conditions of the neighborhood. As shown in **Table 4**, noise levels along roadways near the Project Site are generally consistent with their traffic volumes.

Table 4
Existing Noise Levels

Noise Monitoring Locations	Sound Levels (dBA, Leq)
4621-4627 Maubert Avenue	58.0
Children's Hospital Los Angeles-The Saban Institute	65.3
Silverlake Conservatory of Music*	55.3

Children's Hospital Los Angeles (4650 Sunset)	67.4
* Measured at rear of property facing the Project Site across an alley <i>Source: DKA Planning, 2019</i>	

(3) Existing Groundborne Vibration Levels

No sources of groundborne vibration were perceptible at any noise measurement locations on Sunset Boulevard, Vermont Avenue or any collector roads during the course of the field noise study. As such, groundborne vibration levels surrounding the Project site are generally imperceptible, suggesting that groundborne vibration levels are typically below the 0.01 inches per second threshold of perception for humans.

3. Project Impacts

a) Methodology

(1) On-Site Construction Activities

The Project's construction noise impact associated with its on-site construction activities was determined by identifying the maximum L_{max} source noise levels of the Project's potential construction equipment at a reference distance of 50 feet and comparing them to the 75 dBA at 50 feet standard set by Section 112.05 of the LAMC, as the Project is located within 500 feet of residential zones. Noise levels were then conservatively adjusted to account for any standard, industry-wide "best practice" noise management techniques or features that would be adopted by the Project's construction.

Incremental noise increases at nearby sensitive receptors were estimated using logarithmic methodologies that consider reference equipment noise levels, noise management techniques, distance to receptors, and any attenuating features. The distance from construction equipment noise sources (e.g., engines and tailpipes) assume that vehicles would not be capable of operating directly where the Project's property line abuts adjacent structures. These vehicles would retain some setback to preserve maneuverability, in addition to operating at reduced power and intensity to maintain precision at these locations. Reference equipment noise levels were obtained from the Federal Highway Administration's Roadway Construction Noise Model, version 1.1 (FHWA RCNM 1.1).

(2) Off-Site Construction Activities – Haul Trucks

The Project's off-site construction noise impact from haul trucks was analyzed by considering the Project's estimated haul truck usage with existing traffic and roadway noise levels along the Project's anticipated haul route.

(3) On-Site Operational Noise Sources

The Project's potential to result in significant noise impacts from on-site operational noise sources was evaluated by identifying sources of on-site noise sources and considering the impact that they could produce given the nature of the source (i.e., loudness and whether noise would be produced during daytime or more-sensitive nighttime hours), distances to nearby sensitive receptors, surrounding ambient noise levels, the presence of similar noise sources in the vicinity, and maximum allowable noise levels permitted by the LAMC.

(4) Off-Site Operational Noise Sources

The Project's off-site noise impact from Project-related traffic was evaluated based on projected traffic volumes without and with traffic generated by the Proposed Project. Based on guidance from the City's L.A. CEQA Thresholds Guide, any doubling of traffic on local roadways could

increase ambient noise levels by 3 dBA. As such, this analysis addresses whether traffic generated by the Proposed Project could double volumes on local roadways. Any significant increases in traffic volume that could result in audible or significant increases in ambient noise at local sensitive receptors are identified.

(5) Construction Vibration Sources

The Project's potential to generate damaging levels of groundborne vibration was analyzed by identifying construction vibration sources and estimating the maximum vibration levels that they could produce at nearby buildings, all based on principles and guidelines recommended by the FTA in its 2006 Transit Noise and Vibration Impact Assessment manual. Vibration levels were then compared with the manual's suggested damage criteria for various types of building categories.

(6) Operational Vibration Sources

The Project's long-term potential to generate damaging levels of groundborne vibration was analyzed by identifying any operational vibration sources and determining whether they would generate any potential to trigger significant impacts based on principles and guidelines recommended by the FTA in its 2006 Transit Noise and Vibration Impact Assessment manual.

b) Thresholds of Significance

(1) State CEQA Guidelines Appendix G

In accordance with Appendix G of the CEQA Guidelines, a project would have a significant impact related to noise if the Project would result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;***
- b) Generation of excessive groundborne vibration or groundborne noise levels;***
- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airstrip, would the project expose people residing or working in the project area to excessive noise levels.***

(2) On-Site Construction Noise Threshold

Based on guidelines from the City of Los Angeles City Department of Planning, the on-site construction noise impact would be considered significant if:

- Construction noise would exceed the 75 dBA at 50 feet maximum noise level limit for powered equipment established by Section 112.05 of the LAMC. This regulation applies to the on-site operations of powered construction equipment and not to road-legal trucks operating on public rights-of-way;
- Construction activities lasting more than one day would exceed existing ambient exterior sound levels by 10 dBA (hourly L_{eq}) or more at a noise-sensitive use;
- Construction activities lasting more than 10 days in a three-month period would exceed existing ambient exterior noise levels by 5 dBA (hourly L_{eq}) or more at a noise-sensitive use; or
- Construction activities of any duration would exceed the ambient noise level by 5 dBA (hourly L_{eq}) at a noise-sensitive use between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, before 8:00 A.M. or after 6:00 P.M. on Saturday, or at any time on Sunday.

(3) Groundborne Vibration Thresholds

There are no adopted City standards or other applicable regulations that would govern the Project's vibration impacts. In assessing impacts related to noise and vibration in this section, the City will use Appendix G as the thresholds of significance. The criteria identified by the FTA in its 2006 Transit Noise and Vibration Impact Assessment manual will be used where applicable and relevant to assist in analyzing the Appendix G thresholds (see **Table 3**).

(4) Operational Noise Thresholds

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

- Project operations would cause ambient noise levels at off-site locations to increase by 3 dBA CNEL or more to or within "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories, as defined by the State's 2017 General Plan Guidelines (see **Table 2**).
- Project operations would cause any 5 dBA or greater noise increase.⁹

⁹ As a 3 dBA increase represents a slightly noticeable change in noise level, this threshold considers any increase in ambient noise levels to or within a land use's "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories to be significant so long as the noise level increase can be considered barely perceptible. In instances where the noise level increase would not necessarily result in "normally unacceptable" or "clearly unacceptable" noise/land use compatibility, a readily

c) Analysis of Project Impacts

Threshold a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

(1) On-Site Construction Activities

Proposed construction would generate noise during demolition, site preparation, grading, building construction, and application of architectural coatings. During all construction phases, noise-generating activities could occur at the Project site between the hours of 7:00 A.M. and 9:00 P.M. Monday through Friday, in accordance with Section 41.40(a) of the LAMC. On Saturdays, construction would be permitted to occur between 8:00 A.M. and 6:00 P.M. The Project would require heavy equipment such as excavators, loaders, and other earthmoving vehicles. Smaller equipment such as forklifts, generators, and various powered hand tools would also be utilized. Off-site secondary noises would be generated by construction worker vehicles, vendor deliveries, and haul trucks.

Regulatory compliance with LAMC Section 112.05 would ultimately limit any noise levels from powered construction equipment to 75 dBA or below at 50 feet, as the Project site is located within 500 feet of residential zones. Standard, industry-wide “best practices” for construction in urban or otherwise noise-sensitive areas would ensure that the Project’s construction noise does not exceed this noise limit. “Best practices” utilized by the Project would include erecting temporary noise barriers around the Project’s perimeter, using mufflers to dampen noise from internal combustion engines, and warming-up or staging equipment away from sensitive receptors. As discussed earlier, the City of Los Angeles Department of Planning recommends that LAMC Section 112.05 be used as a threshold of significance for construction noise. Therefore, because the Project would comply fully with LAMC Section 112.05, its construction noise impact would subsequently be considered **less than significant**.

noticeable 5 dBA increase is still considered to be significant. Increases less than 3 dBA are unlikely to result in noticeably louder ambient noise conditions and would therefore be considered less than significant.

Table 5
Maximum Construction Noise Levels

Noise Source	Noise Level (dBA, L _{max}) ¹		Significant?
	Reference	With Best Practices	
Backhoe	77.6	67.6	No
Dozer	81.7	71.7	No
Excavator	80.7	70.7	No
Front End Loader	79.1	69.1	No
Gradall	83.4	73.4	No
Grader	85.0	75.0	No

¹ Noise levels derived from the Federal Highway Administration's Roadway Construction Noise Model, version 1.1 (FHWA RCNM 1.1).

Estimated Project construction noise levels were modeled using the noise reference levels of both an excavator and loader working in tandem to represent the most conservative-scenario noise source during the construction phase. As shown on **Table 6**, this equipment used in tandem can produce average weighted peak noise levels of 74.9 dBA at a reference distance of 50 feet. The noise levels of other construction equipment and vehicles would not be as loud or as extensive over the duration of the Project's construction phase. Thus, noise levels of all other construction equipment and phases would not exceed the impacts analyzed here. As shown on **Table 6**, ambient noise levels during Project construction would increase up to 4.3 dBA Leq at nearby sensitive receptors. These increases would not exceed the City's 5 dBA threshold in its L.A. CEQA Thresholds Guide. Therefore, no significant Project impacts related to on-site construction noise would occur.

Table 6
Estimated Construction Noise Levels

Receptor Location	Maximum Construction Noise (dBA at 50 feet)*	Existing Ambient (dBA, L _{eq})	New Ambient (dBA, L _{eq})	Increase
4621-4627 Maubert Avenue	60.3	58.0	62.3	4.3
Children's Hospital Los Angeles-The Saban Institute	54.3	65.3	65.6	0.3
Silverlake Conservatory of Music*	56.0	55.3	58.7	3.4
Children's Hospital Los Angeles (4650 Sunset)	42.5	67.4	67.4	0.0

Source: DKA Planning, 2019.

(2) Off-Site Construction Activities – Haul Trucks

With regard to off-site construction-related noise impacts, Section 112.05 of the LAMC does not regulate noise levels from road legal trucks, such as delivery vehicles, concrete mixing trucks,

pumping trucks, and haul trucks. However, the operation of these vehicles would still comply with the construction restrictions set forth by Section 41.40 of the LAMC. The Project is expected to require about 370 haul trips to export soils to an off-site landfill approximately 20 miles away. Haul trucks would use major arterials like Vermont Avenue or other major roads to access the US-101 Hollywood Freeway or other freeways. Haul trucks would generate occasional noise events at receptors during passbys, but such intermittent noise events would have a limited effect on surrounding average ambient noise levels. As a result, the Project's off-site construction noise impact from haul trucks would be considered **less than significant**.

(3) On-Site Operational Noise Sources

During operations, the Project would produce noise from both on- and off-site sources. As discussed below, the Project would not result in an exposure of persons to or a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project would also not increase surrounding noise levels by more than 3 dBA CNEL, the minimum threshold of significance adopted by this analysis. As a result, the Project's on-site operational noise impacts would be considered **less than significant**.

Mechanical Equipment. Regulatory compliance with LAMC Section 112.02 would ensure that noises from sources such as heating, air conditioning, and ventilation systems not increase ambient noise levels at neighboring occupied properties by more than 5 dBA. Given this regulation, the relatively quiet operation of modern rooftop-mounted HVAC systems, and distances to receptors, it is unlikely that noise from the Project's HVAC systems would be audible at off-site locations. Nearly all of the Project's surrounding commercial and residential land uses contain similar rooftop-mounted HVAC units. The Project's HVAC systems would be consistent with its surroundings and would not alter the environmental profile of the neighborhood by any substantial degree.

Auto-Related Activities. The Project would include 101 parking spaces in both ground-level and one level of subterranean parking. The Project is forecast to generate an estimated 707 new daily trips. When considering the existing 87 daily trips to and from the current residences on-site, the Project would generate a net of about 620 daily trips, which could translate to an hourly average of 44 peak hour trips, based on the Institute of Traffic Engineers' ITE Trip Generation Manual. Based on FTA equations for the projection of parking garage noise levels, the parking garage would be predicted to generate an hourly L_{eq} noise level of 40 dBA at the nearest receptor, the apartment buildings on Maubert Avenue east of the Project Site.¹⁰ Based on the ambient noise level of 55.3 dBA L_{eq} in the rear alley, the garage would increase ambient noise levels by less than 1 dBA L_{eq} and would not be audible. As such, the Project's parking garage would have no noticeable effect on the surrounding noise environment.

¹⁰ Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018

Because traffic access to the property would shift from Maubert Avenue to the rear alley, there would be a net benefit to sensitive uses along Maubert Avenue that would see fewer vehicles generating roadway noise.

Residential Uses. Noise associated with residential uses would be contained internally within the Project. Normal and reasonable use of the Project's open space areas would not be expected to generate a substantial amount of noise. Noise from speech and conversation generally does not exceed approximately 65 dBA at a reference distance of one meter. These noises attenuate rapidly and would not be capable of elevating surrounding ambient noise levels by more than a nominal degree.

The impact of on-site operational noise sources would be considered **less than significant**.

(4) Off-Site Operational Noise Sources

The majority of the Project's operational noise impacts would be from off-site mobile sources associated with its net new daily vehicle trips. On a typical weekday, the Project is forecast to generate an estimated 620 net new daily trips, which could translate to about 42 A.M. peak hour trips and 50 P.M. peak hour trips, based on the Institute of Traffic Engineers' ITE Trip Generation Manual. The City's L.A. CEQA Guidelines finds that a doubling of traffic volumes (i.e., 100 percent increase) is needed to increase ambient noise levels near roadways by 3 dBA or more.

During a peak hour, up to 50 vehicle trips would be distributed onto or from Vermont Avenue via the rear alley, which accesses the parking garage. This major arterial carries several hundred vehicle trips during the peak hours, the project's incremental traffic would produce far less than a doubling of traffic volumes and a negligible increase in ambient noise. Likewise, any traffic exiting onto Rodney Drive would not double traffic volumes on this one-block segment of this connector which accesses both Hollywood and Sunset Boulevard. As such, the Project's incremental traffic would not double existing traffic volumes. The Project's traffic impact on other streets would be less, as project-related traffic would dissipate onto the network of streets in the area. As such, Project-related traffic would generate far less than a doubling of traffic on key roadway segments near the Project Site and result in an inaudible increase in traffic-related noise on local streets. Twenty-four-hour CNEL impacts would similarly be negligible, far below the minimum 3 dBA noise increase threshold. Therefore, the Project's operational impact on off-site ambient noise levels as a result of its net traffic generation would be considered **less than significant**.

As such, the Project's contribution to permanent cumulative off-site ambient noise level increases would be negligible. As a result, the Project's cumulative operational noise impact would be considered **less than significant**.

Threshold b) Generation of excessive groundborne vibration or groundborne noise levels?

(1) Building Damage Vibration Impact – On-Site Sources

As discussed earlier, construction of the Project may require large steel-tracked earthmoving equipment such as excavators. Though these vehicles may be capable of generating maximum vibration levels of 0.089 inches per second PPV at a reference distance of 25 feet, it is important to note that these vehicles would not be capable of operating directly where the Project's property line abuts adjacent structures. These vehicles would retain some setback to preserve maneuverability, in addition to operating at reduced power and intensity to maintain precision at these locations.

As a result, vibration levels of 0.089 inches per second PPV, representative of maximum, peak operations, would not be generated at the property lines of the Project. Smaller, more maneuverable and precise equipment and techniques capable of fine grading within 15 feet of property lines would only generate maximum vibration levels of 0.003 inches per second PPV. **Table 7** shows the Project's estimated construction vibration impacts at the nearest off-site structures. No building would experience potentially damaging levels of groundborne vibration as a result of the Project's construction activities, and more distance structures would experience lesser impacts. Therefore, the Project's vibration impacts as generated by on-site construction activities would be considered **less than significant**.

Table 7
Building Damage Vibration Levels – On-Site Sources

Building	Distance (feet)	Condition ¹	Significance Criteria (in/sec) ¹	Estimated Maximum Vibration Velocity (in/sec PPV)	Significant Impact?
Large Dozer-Type Equipment					
732/746 Normandie Avenue	15	II. Engineered concrete and masonry (no plaster)	0.3	0.191	No
Silverlake Conservatory of Music	25	II. Engineered concrete and masonry (no plaster)	0.3	0.089	No
Children's Hospital Los Angeles, The Saban Research Institute	110	I. Reinforced concrete, steel or timber (no plaster)	0.5	0.010	No
Small Dozer-Type Equipment					
732/746 Normandie Avenue	15	II. Engineered concrete and masonry (no plaster)	0.3	0.034	No
Silverlake Conservatory of Music	25	II. Engineered concrete and masonry (no plaster)	0.3	0.003	No

Children's Hospital Los Angeles, The Saban Research Institute	110	I. Reinforced concrete, steel or timber (no plaster)	0.5	0.000	No
¹ Structural condition and significance criteria based on FTA guidelines issued in the 2018 FTA Transit Noise and Vibration Impact Assessment manual. Source: DKA Planning, 2019					

(2) Building Damage Vibration Impact – Off-Site Sources

As discussed earlier, construction of the Project would generate trips from large trucks including haul trucks, concrete mixing trucks, concrete pumping trucks, and vendor delivery trucks. However, road vehicles are typically not capable of generating perceptible groundborne vibrations, let alone vibrations that would be considered potentially damaging for roadside buildings and structures. The Project's potential to damage roadside buildings and structures as the result of groundborne vibrations generated by its truck trips would be considered **less than significant**.

(2) Operational Vibration Sources

During Project operations, there would be no significant stationary sources of groundborne vibration, such as heavy equipment or industrial operations. Significant sources of operational vibration are generally limited to heavy equipment or industrial operations. The Project proposes 153 multi-family residences, which would generate operational vibration of any note. The Project would be accessed mostly by passenger vehicles that would not be capable of generating substantial groundborne vibrations.

The Project's long-term vibration impact from operational sources (primarily passenger vehicles) would be nominal and **less than significant**.

Threshold c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The Project site is not located within the vicinity of a private airstrip or an airport land use plan, nor is it located within two miles of a public airport or public use airstrip. As a result, this criterion is not applicable to this Project, which would have **no impact** on people residing or working in the Project area.

d) Regulatory Compliance Measures

- RCM-NOI-1 The project shall comply with City of Los Angeles Municipal Code section 112.05(a), which institutes a maximum noise limit of 75 dBA at 50 feet of distance.
- RCM-NOI-2 The project shall prohibit Project construction activities between the hours of 9:00 P.M. and 7:00 A.M., Monday through Friday and before 8:00 A.M. or after 6:00 P.M. on any Saturday, or on any Sunday or national holiday, pursuant to City of Los Angeles Municipal Code section 41.40(a).
- RCM-NOI-3 The project shall prohibit any amplified noises, especially those from outdoor sources from exceeding the ambient noise levels of adjacent properties by more than 5 dBA, pursuant to City of Los Angeles Municipal Code section 112.01. Any amplified noises would also be prohibited from being audible at any distance greater than 150 feet from the Project's property line, as the Project is located within 500 feet of residential zones,
- RCM-NOI-4 The project shall prevent Project HVAC systems and other mechanical equipment from elevating ambient noise levels at neighboring residences by more than 5 dBA, pursuant to City of Los Angeles Municipal Code section 112.02(a).

e) Mitigation Measures

The Project would not result in any significant noise or vibration impacts and no mitigation measures are required.

f) Level of Significance After Mitigation

Project impacts related to noise would be less than significant.

Cumulative impacts related to noise would be less than significant.

Maubert Project Noise Monitoring Map



DKA Planning

NOISE RECEPTOR & MONITORING LOCATION MAP

4649 Maubert Avenue Project

Imagery via Google

Summary

File Name on Meter s005.ses
Serial Number BIJ050019
Model SOUNDPRO SE/DL
Firmware Version R.13H
User DKA
Location #1
Job Description MAUBERT
Note

Noise from Sunset, noise from a generator/motor at the hospital, light auto traffic, light pedestrian traffic, car beeps

Measurement

Start 2019-02-06 11:33:00
Stop 2019-02-06 11:48:00
Duration 00:15:00.0
Run Time 00:15:00.0

Overall Settings

RMS Weight A Weighting
Detector Slow

Results

LAeq 58.0 dB
LZpeak (max) 100.2 dB
LASmax 77.9 dB
LASmin 54.9 dB

Summary

File Name on Meter s006.ses
Serial Number BIJ050019
Model SOUNDPRO SE/DL
Firmware Version R.13H
User DKA
Location #2
Job Description MAUBERT
Note

Heavy pedestrian and auto traffic on Vermont, sirens on sunset

Measurement

Start 2019-02-06 11:51:00
Stop 2019-02-06 12:06:00
Duration 00:15:00.0
Run Time 00:15:00.0

Overall Settings

RMS Weight A Weighting
Detector Slow

Results

LAeq 65.3 dB
LZpeak (max) 94.6 dB
LASmax 81.8 dB
LASmin 56.2 dB

Summary

File Name on Meter s007.ses
Serial Number BIJ050019
Model SOUNDPRO SE/DL
Firmware Version R.13H
User DKA
Location #3
Job Description MAUBERT
Note Very light traffic, some hammering

Measurement

Start 2019-02-06 12:17:00
Stop 2019-02-06 12:32:02
Duration 00:15:02.0
Run Time 00:15:02.0

Overall Settings

RMS Weight A Weighting
Detector Slow

Results

LAeq 55.3 dB
LZpeak (max) 90.2 dB
LASmax 66.8 dB
LASmin 49.4 dB

Summary

File Name on Meter s008.ses
Serial Number BIJ050019
Model SOUNDPRO SE/DL
Firmware Version R.13H
User DKA
Location #4
Job Description MAUBERT
Note Heavy auto and pedestrian traffic, bus stop nearby, Metro stop across the street

Measurement

Start 2019-02-06 13:31:00
Stop 2019-02-06 13:46:00
Duration 00:15:00.0
Run Time 00:15:00.0

Overall Settings

RMS Weight A Weighting
Detector Slow

Results

LAeq 67.4 dB
LZpeak (max) 103.0 dB
LASmax 77.4 dB
LASmin 60.0 dB

Construction Noise - Unmitigated

Total Equipment Noise Levels

Source	Emission Level (dBA)	Usage Factor	Adjusted dBA
Excavator	81	0.4	77.0
Loader	79	0.4	75.0
Combined dBA			79.1

Housing Row Shielding

<i>If gaps in the row of buildings constitute less than 35% of the length of the row:</i>		
R	0	*number of rows of houses between source and receiver
A(rows1)	0	

<i>If gaps in the row of buildings constitute between 35-65% of the length of the row:</i>		
R	0	*number of rows of houses between source and receiver
A(rows2)	0	

<i>If gaps in the row of buildings constitute more than 65% of the length of the row:</i>		
A(rows3)	0	

Tree Zone Shielding

<i>Where at least 100 feet of trees intervene between source and receiver, and if no clear line of sight exists between source and receiver, and if the trees extend 15 feet or more above the line of sight:</i>		
W	0	*width of the tree zone along the line of sight between source and receiver, in feet.
A(trees)	0	

Cumulative Shielding

Existing Building	0
Axxx	0
Axxx	0
A(rows1)	0
A(rows2)	0
A(trees)	0
A(cumulative)	0

Construction Noise - Unmitigated

Construction Equipment Best Practices

Source	Emission Level (dBA)	Usage Factor	Mitigative Attenuation	Adjusted dBA
Excavator	81	0.4	5	72.5
Loader	79	0.4	3	72.0
Combined dBA				75.3

Unmitigated Construction Noise Level

Total Equipment Noise Level	75.3
Cumulative Shielding (A)	0
Sound Barrier Shielding	15.0
G	0.0
Distance	10
Unmitigated Construction Noise	60.3

Unmitigated Receptor Noise Level

Unmitigated Construction Noise	60.3
Existing Ambient Noise Level	58
Unmitigated Ambient Noise	62.3
Unmitigated Increase	4.3

Sources

Federal Highway Administration (FHWA), *Construction Noise Handbook*, August 2006.
 Federal Transit Administration (FTA), *Transit Noise and Vibration Assessment*, May 2006.
 California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.

Construction Noise - Unmitigated

Total Equipment Noise Levels

Source	Emission Level (dBA)	Usage Factor	Adjusted dBA
Excavator	81	0.4	77.0
Loader	79	0.4	75.0
Combined dBA			79.1

Housing Row Shielding

<i>If gaps in the row of buildings constitute less than 35% of the length of the row:</i>	
R	0 *number of rows of houses between source and receiver
A(rows1)	0

<i>If gaps in the row of buildings constitute between 35-65% of the length of the row:</i>	
R	0 *number of rows of houses between source and receiver
A(rows2)	0

<i>If gaps in the row of buildings constitute more than 65% of the length of the row:</i>	
A(rows3)	0

Tree Zone Shielding

<i>Where at least 100 feet of trees intervene between source and receiver, and if no clear line of sight exists between source and receiver, and if the trees extend 15 feet or more above the line of sight:</i>	
W	0 *width of the tree zone along the line of sight between source and receiver, in feet.
A(trees)	0

Cumulative Shielding

Existing Building	0
Axxx	0
Axxx	0
A(rows1)	0
A(rows2)	0
A(trees)	0
A(cumulative)	0

Construction Noise - Unmitigated

Construction Equipment Best Practices

Source	Emission Level (dBA)	Usage Factor	Mitigative Attenuation	Adjusted dBA
Excavator	81	0.4	3	74.0
Loader	79	0.4	3	72.0
Combined dBA				76.1

Unmitigated Construction Noise Level

Total Equipment Noise Level	76.1
Cumulative Shielding (A)	0
Sound Barrier Shielding	15.0
G	0.0
Distance	110
Unmitigated Construction Noise	54.3

Unmitigated Receptor Noise Level

Unmitigated Construction Noise	54.3
Existing Ambient Noise Level	65.3
Unmitigated Ambient Noise	65.6
Unmitigated Increase	0.3

Sources

Federal Highway Administration (FHWA), *Construction Noise Handbook*, August 2006.
 Federal Transit Administration (FTA), *Transit Noise and Vibration Assessment*, May 2006.
 California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.

Construction Noise - Unmitigated**Total Equipment Noise Levels**

Source	Emission Level (dBA)	Usage Factor	Adjusted dBA
Excavator	81	0.4	77.0
Loader	79	0.4	75.0
	Combined dBA		79.1

Housing Row Shielding

<i>If gaps in the row of buildings constitute less than 35% of the length of the row:</i>	
R	0 *number of rows of houses between source and receiver
A(rows1)	0

<i>If gaps in the row of buildings constitute between 35-65% of the length of the row:</i>	
R	0 *number of rows of houses between source and receiver
A(rows2)	0

<i>If gaps in the row of buildings constitute more than 65% of the length of the row:</i>	
A(rows3)	0

Tree Zone Shielding

<i>Where at least 100 feet of trees intervene between source and receiver, and if no clear line of sight exists between source and receiver, and if the trees extend 15 feet or more above the line of sight:</i>	
W	0 *width of the tree zone along the line of sight between source and receiver, in feet.
A(trees)	0

Cumulative Shielding

Existing Building	0
Axxx	0
Axxx	0
A(rows1)	0
A(rows2)	0
A(trees)	0
A(cumulative)	0

Construction Noise - Unmitigated**Construction Equipment Best Practices**

Source	Emission Level (dBA)	Usage Factor	Mitigative Attenuation	Adjusted dBA
Excavator	81	0.4	3	74.0
Loader	79	0.4	3	72.0
	Combined dBA			76.1

Unmitigated Construction Noise Level

Total Equipment Noise Level	76.1
Cumulative Shielding (A)	0
Sound Barrier Shielding	15.0
G	0.0
Distance	90
Unmitigated Construction Noise	56.0

Unmitigated Receptor Noise Level

Unmitigated Construction Noise	56.0
Existing Ambient Noise Level	55.3
Unmitigated Ambient Noise	58.7
Unmitigated Increase	3.4

Sources

Federal Highway Administration (FHWA), *Construction Noise Handbook*, August 2006.

Federal Transit Administration (FTA), *Transit Noise and Vibration Assessment*, May 2006.

California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.

Construction Noise - Unmitigated

Total Equipment Noise Levels

Source	Emission Level (dBA)	Usage Factor	Adjusted dBA
Excavator	81	0.4	77.0
Loader	79	0.4	75.0
Combined dBA			79.1

Housing Row Shielding

<i>If gaps in the row of buildings constitute less than 35% of the length of the row:</i>	
R	0 *number of rows of houses between source and receiver
A(rows1)	0

<i>If gaps in the row of buildings constitute between 35-65% of the length of the row:</i>	
R	0 *number of rows of houses between source and receiver
A(rows2)	0

<i>If gaps in the row of buildings constitute more than 65% of the length of the row:</i>	
A(rows3)	0

Tree Zone Shielding

<i>Where at least 100 feet of trees intervene between source and receiver, and if no clear line of sight exists between source and receiver, and if the trees extend 15 feet or more above the line of sight:</i>	
W	0 *width of the tree zone along the line of sight between source and receiver, in feet.
A(trees)	0

Cumulative Shielding

Existing Building	0
Axxx	0
Axxx	0
A(rows1)	0
A(rows2)	0
A(trees)	0
A(cumulative)	0

Construction Noise - Unmitigated

Construction Equipment Best Practices

Source	Emission Level (dBA)	Usage Factor	Mitigative Attenuation	Adjusted dBA
Excavator	81	0.4	3	74.0
Loader	79	0.4	3	72.0
Combined dBA				76.1

Unmitigated Construction Noise Level

Total Equipment Noise Level	76.1
Cumulative Shielding (A)	0
Sound Barrier Shielding	15.0
G	0.0
Distance	430
Unmitigated Construction Noise	42.5

Unmitigated Receptor Noise Level

Unmitigated Construction Noise	42.5
Existing Ambient Noise Level	67.4
Unmitigated Ambient Noise	67.4
Unmitigated Increase	0.0

Sources

Federal Highway Administration (FHWA), *Construction Noise Handbook*, August 2006.
 Federal Transit Administration (FTA), *Transit Noise and Vibration Assessment*, May 2006.
 California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.

Project: 4649 Maubert Avenue

Receiver Parameters	
Receiver:	4621-4627 Maubert Avenue
Land Use Category:	2. Residential
Existing Noise (Measured or Generic Value):	55 dBA

Noise Source Parameters	
Number of Noise Sources: 1	

Noise Source Parameters		Source 1
Source Type:		Stationary Source
Specific Source:		Parking Garage
Daytime hrs	Avg. Number of Autos/hr:	44
Nighttime hrs	Avg. Number of Autos/hr:	44
Distance	Distance from Source to Receiver (ft):	110
	Number of Intervening Rows of Buildings:	1
Adjustments	Noise Barrier?:	Yes

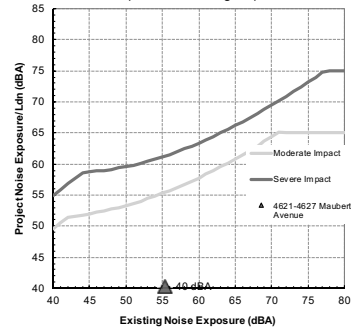
Noise Source Parameters		Source 1
Source Type:		Stationary Source
Specific Source:		Parking Garage
Daytime hrs	Avg. Number of Autos/hr:	44
Nighttime hrs	Avg. Number of Autos/hr:	44
Distance	Distance from Source to Receiver (ft):	110
	Number of Intervening Rows of Buildings:	1
Adjustments	Noise Barrier?:	Yes

Project Results Summary	
Existing Ldn:	55 dBA
Total Project Ldn:	40 dBA
Total Noise Exposure:	55 dBA
Increase:	0 dB
Impact?:	None

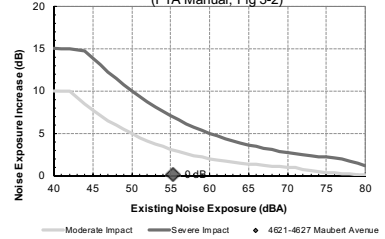
Distance to Impact Contours	
Dist to Mod. Impact Contour:	(Source 1): 41 ft
Dist to Sev. Impact Contour:	(Source 1): 24 ft

Source 1 Results	
Leq(day):	33.8 dBA
Leq(night):	33.8 dBA
Ldn:	40.2 dBA

Noise Impact Criteria
 (FTA Manual, Fig 3-1)



Increase in Cumulative Noise Levels Allowed
 (FTA Manual, Fig 3-2)



Project	4649 Maubert Avenue	
Receptor		
Ref=	Reference vibration level (PPV)	
RefD=	Reference distance for Reference vibration level (Feet)	
Vibration PPV		
Ref=	0.089	Based on type of equipment
RefD=	25	
D=	15	Distance from equipment to sensitive receptor
Equip=	0.191	
Annoyance VdB		
Ref=	93	Based on type of equipment
RefD=	25	
D=	15	Distance from equipment to sensitive receptor
Equip=	100	
Peak construction vibration based on utilizing a large dozer		
Source: FTA Transit Noise and Vibration Impact Assessment, 2018.		

Project	4649 Maubert Avenue	
Receptor		
Ref=	Reference vibration level (PPV)	
RefD=	Reference distance for Reference vibration level (Feet)	
Vibration PPV		
Ref=	0.089	Based on type of equipment
RefD=	25	
D=	25	Distance from equipment to sensitive receptor
Equip=	0.089	
Annoyance VdB		
Ref=	93	Based on type of equipment
RefD=	25	
D=	25	Distance from equipment to sensitive receptor
Equip=	93	
Peak construction vibration based on utilizing a large dozer		
Source: FTA Transit Noise and Vibration Impact Assessment, 2018.		

Project	4649 Maubert Avenue	
Receptor		
Ref=	Reference vibration level (PPV)	
RefD=	Reference distance for Reference vibration level (Feet)	
Vibration PPV		
Ref=	0.089	Based on type of equipment
RefD=	25	
D=	110	Distance from equipment to sensitive receptor
Equip=	0.010	
Annoyance VdB		
Ref=	93	Based on type of equipment
RefD=	25	
D=	110	Distance from equipment to sensitive receptor
Equip=	74	
Peak construction vibration based on utilizing a large dozer		
Source: FTA Transit Noise and Vibration Impact Assessment, 2018.		

Project	4649 Maubert Avenue	
Receptor	0	
Ref=	Reference vibration level (PPV)	
RefD=	Reference distance for Reference vibration level (Feet)	
Vibration PPV		
Ref=	0.003	Based on type of equipment
RefD=	25	
D=	15	Distance from equipment to sensitive receptor
Equip=	0.006	
Annoyance VdB		
Ref=	93	Based on type of equipment
RefD=	25	
D=	15	Distance from equipment to sensitive receptor
Equip=	100	
Peak construction vibration based on utilizing a large dozer		
Source: FTA Transit Noise and Vibration Impact Assessment, 2018.		

Project	4649 Maubert Avenue	
Receptor	0	
Ref=	Reference vibration level (PPV)	
RefD=	Reference distance for Reference vibration level (Feet)	
Vibration PPV		
Ref=	0.003	Based on type of equipment
RefD=	25	
D=	25	Distance from equipment to sensitive receptor
Equip=	0.003	
Annoyance VdB		
Ref=	93	Based on type of equipment
RefD=	25	
D=	25	Distance from equipment to sensitive receptor
Equip=	93	
Peak construction vibration based on utilizing a large dozer		
Source: FTA Transit Noise and Vibration Impact Assessment, 2018.		

Project	4649 Maubert Avenue	
Receptor	0	
Ref=	Reference vibration level (PPV)	
RefD=	Reference distance for Reference vibration level (Feet)	
Vibration PPV		
Ref=	0.003	Based on type of equipment
RefD=	25	
D=	110	Distance from equipment to sensitive receptor
Equip=	0.000	
Annoyance VdB		
Ref=	93	Based on type of equipment
RefD=	25	
D=	110	Distance from equipment to sensitive receptor
Equip=	74	
Peak construction vibration based on utilizing a large dozer		
Source: FTA Transit Noise and Vibration Impact Assessment, 2018.		

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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DIRECTOR'S DETERMINATION TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM VERMONT/WESTERN SNAP PROJECT PERMIT COMPLIANCE REVIEW SITE PLAN REVIEW

August 5, 2020

Applicant/Owner

Maubert LA VI, LLC (Attn: Will
Cipes)
429 Santa Monica Blvd, Unit
700
Santa Monica, CA 90401

Representative

Heather Waldstein
Rosenheim & Associates
21600 Oxnard St, Unit 630
Woodland Hills, CA 91367

Case No. DIR-2019-3760-TOC-
SPP-SPR

Related Case: VTT-82654

CEQA: ENV-2019-3761-SCPE

Specific Plan Subarea: C – Community Center

Location: 4629-4651 West Maubert
Avenue

Council District: 13 – O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Community Commercial

Zone: R4-1

Legal Description: Lots 24 (Arb 2), 25 (Arb
1 & 2), 26 (Arb 1 & 2),
Tract TR 2464

Last Day to File an Appeal: August 20, 2020

DETERMINATION

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, as the designee of the Director of Planning, I hereby:

Found that at its January 14, 2020 hearing, Council File No. 19-1389, that the City Council, based on the whole of the administrative record, determined in their independent judgement that the Project is statutorily exempt from CEQA as a Sustainable Communities Project ("SCP") pursuant to PRC 21155.1;

Approve with Conditions a 80 percent increase in density, 45 percent increase in Floor Area Ratio (FAR), and no residential parking spaces, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 4 project totaling 153 dwelling units, reserving 17 units for Extremely Low Income Household occupancy for a period of 55 years, with the following one (1) Additional Incentive and the dismissal of one (1) Additional Incentive:

- a. **Open Space.** A 25 percent reduction to permit a minimum 12,769 square feet of overall usable open space in lieu of the minimum 17,025 square feet otherwise required;
- b. **Height.** Dismiss a request for an Additional Incentive for a height increase of 33 additional feet within the Tier 4; and

Pursuant to LAMC Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 184,888, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review for the demolition of three (3) existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two (2) levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units, within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan; and

Pursuant to the LAMC Section 16.05, as the designee of the Director of Planning, I hereby:

Approve a Site Plan Review for a 100 percent residential development project that creates 153 dwelling units.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

TOC Affordable Housing Incentive Program Conditions

1. **Residential Density.** The project shall be limited to a maximum density of 153 residential dwelling units, including On-Site Restricted Affordable Units.
2. **On-Site Restricted Affordable Units.** Seventeen (17) units shall be designated for Extremely Low Income Households, as defined by the Los Angeles Housing and Community Investment Department (HCIDLA) and California Government Code Section 65915(c)(2).
3. **Changes in On-Site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.31.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 17 units available to Extremely Low Income Households for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination.
5. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing and Community Investment Department (HCIDLA) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20% of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.
6. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 4.35:1, or 143,785 square feet.
7. **Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.22 A.31, which permits no residential parking for a project located in Tier 4 TOC Affordable Housing Incentive Area and no more than 257 residential parking spaces and 77 guest parking spaces per the SNAP.
 - a. The number of guest parking spaces allowed on the project site are restricted to a maximum of 77 parking spaces.
8. **Open Space.** The project shall provide a minimum of 12,769 square feet of usable open space pursuant to the TOC Affordable Housing Incentive Program, of which 3,192 square

feet must be located at grade level or first habitable room level. The common open space shall be open to the sky, must be at least 600 square feet in size, and have a minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area. Balconies shall have a minimum dimension of six feet. Common open space areas or balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square-footage allocated towards meeting the overall usable open space requirement.

SNAP Conditions

9. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
10. **Parks First.** Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following:
 - a. Make a payment to the Department of Recreation and Parks (RAP) for the required Park Fee pursuant to LAMC Section 17.12. Contact RAP staff by email at rap.parkfees@lacity.org, by phone at (213) 202-2682 or in person at the public counter at 221 N. Figueroa St., Suite 400 (4th Floor), Los Angeles, CA 90012 to arrange for payment.
 - b. Make a payment of \$597,700 to the Parks First Trust Fund for the net increase of 139 residential dwelling units. The calculation of a Parks First Trust Fund Fee to be paid pursuant to the Vermont/Western SNAP shall be off-set by the Park Fee paid pursuant to LAMC Section 17.12 as a result of the project.
 - c. The applicant shall provide proof of payment for the Park Fee to the Department of City Planning (DCP), Central Project Planning Division staff to determine the resulting amount of Parks First Trust Fund Fee to be paid. DCP staff shall sign off on the Certificate of Occupancy in the event there are no resulting Parks First Trust Fund Fee to be paid.
 - d. In the event there are remaining Parks First Trust Fund Fee to be paid, the applicant shall make a payment to the Office of the City Administrative Officer (CAO), Parks First Trust Fund. Contact Jennifer Shimatsu of the CAO directly at (213) 978-7628 or Jennifer.Shimatsu@lacity.org to arrange for payment. The applicant shall submit proof of payment for the Parks First Trust Fund Fee to DCP staff, who will then sign off on the Certificate of Occupancy.
 - e. All residential units in a project containing units set aside as affordable for Very Low or Low Income Households that are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund.
11. **Use.** The proposed residential use shall be permitted on the subject property.

12. **Height.** The project shall comply with the underlying zone height provisions of the R4-1 Zone.
13. **Bicycle Parking.** The project shall provide a minimum of 77 bicycle parking spaces on site, as shown in Exhibit "A."
14. **Setback.** No front, side or rear yard setbacks shall be required.
15. **Streetscape Elements.**
 - a. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.
 - i. Five (5), 36-inch box shade trees shall be provided in the public right-of-way along Maubert Avenue, subject to the Bureau of Street Services, Urban Forestry Division requirements.
 - ii. A tree well cover shall be provided for each new and existing tree in the public right-of-way adjacent to the subject property to the satisfaction of the Bureau of Street Services.
 - iii. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.
 - iv. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.
 - b. **Bike Racks.** Three (3) simple black painted bike racks shall be provided in the public right-of-way along Maubert Avenue. Bike racks shall be installed three feet from the curb edge or per the City of Los Angeles Department of Transportation requirements.
16. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.
17. **Transparent Elements.** Transparent building elements as windows and doors shall occupy at least 50% of the exterior surface of the ground floor facades of the front and side elevations.
 - a. At least 840 square feet of the ground floor façade shall be constructed with transparent building materials along Maubert Avenue, consistent with Exhibit A, Sheet 16.
18. **Surface Mechanical Equipment.** All surface or ground-mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets, shall be screened from public view and treated to match the materials and colors of the building which they serve.
19. **Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from any street, public right-of-way, or adjacent property with enclosures or

parapet walls constructed of materials complimentary to the materials and design of the main structure.

20. **Trash, Service Equipment and Satellite Dishes.** Trash, service equipment and satellite dishes, including transformer areas, shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. The trash area shall be enclosed by a minimum six-foot high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables. Any transformer area within the front yard shall be enclosed or screened.
21. **Design of Entrance.** The applicant shall submit detailed elevations of the ground floor illustrating that all pedestrian entrances, including entries to commercial and retail stores, residential lobby area, and the pedestrian throughways, are accented with architectural elements such as columns, overhanging roofs, or awnings. The location of Entrances shall be in the center of the façade or symmetrically spaced if there are more than one.
22. **Landscape Plan.** The applicant shall submit a final landscape plan prepared by a licensed landscape architect showing enhanced paving such as stamped concrete, permeable paved surfaces, tile and/or brick within paved areas in front, side and rear yards. All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped.
23. **Irrigation Plan.** A final irrigation plan shall be prepared and included.
24. **On-Site Lighting.** The applicant shall install on-site lighting along all vehicular and pedestrian access ways. Installed lighting shall provide $\frac{3}{4}$ -foot-candle of flood lighting intensity as measured from the ground. Lighting must also be shielded from projecting light higher than 15 feet above ground level and away from adjacent property windows. The maximum height of any installed lighting fixture shall not exceed 14 feet in height.
25. **Security Devices.** If at any time during the life of the project the property owner wishes to install security devices such as window grilles and/or gates, such security devices shall be designed so as to be fully concealed from public view. The applicant shall be required to acquire approval from the Department of City Planning, Central Project Planning Division for the installation of any security devices on the exterior or the structure through a building permit clearance sign off.
26. **Hours of Operation.** All parking lot cleaning activities and other similar maintenance activities shall take place between the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday and Sunday.
27. **Noise.** Any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley shall be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition.
28. **Future Signage.** All future signs shall be reviewed by Project Planning staff for compliance with the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan and Design Guidelines. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment, Exception, or Amendment is required. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. Canned/Cabinet signs should not be used.

Administrative Conditions

29. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
30. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
31. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
32. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
33. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
34. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
35. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
36. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
37. **Indemnification and Reimbursement of Litigation Costs.** The applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes

actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

PROJECT BACKGROUND

The subject site is comprised of five (5) contiguous parcels with 165 feet of frontage along the northerly side of Maubert Avenue between Vermont Avenue and Rodney Drive. The subject lot is 33,053 square feet in size, or 33,720.5 square feet (33,053 square feet plus 667.5 square feet with half of the alley). The project site is located within the Hollywood Community Plan and Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The site is zoned R4-1, designated for Community Commercial land uses and is currently improved with three (3) multi-family buildings and accessory buildings with X dwelling units, constructed in 1920, 1947 and 1975, respectively. All structures on-site will be demolished. According to the City's database, ZIMAS, all five (5) lots are subject to the Rent Stabilization Ordinance (RSO).

The applicant requests a Project Permit Compliance to permit for the demolition of three (3) existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two (2) levels of above grade parking, 143,785 square feet of floor area, 153 dwelling units, and measuring 92 feet, 6 ½ inches in height. The project consists of 12,993 square feet of open space and 84 residential parking spaces, with no guest parking spaces.

The applicant is seeking a discretionary approval of the TOC Housing Incentive Program with the following incentives for a Tier 4 project:

Base Incentives:

1. 80 percent increase in density,
2. 45 percent increase in Floor Area Ratio (FAR); and
3. No residential parking

Additional Incentives:

1. 25 percent reduction in the overall usable open space requirement.

The surrounding area is generally characterized by medium density residential and commercial uses. Parcels to the east and north are zoned R4-1 and C2-1, respectively, located within Subarea C of the SNAP, and developed with multi-family residential buildings and commercial uses. The parcels to the west are zoned R4-1 and C2-CSA1, located within Subarea C of the SNAP, and developed with multi-family residential buildings and a bank. The parcels to the south are zoned R4-2 and C2-CSA1, located within Subarea C of the SNAP, and developed with Children's Hospital Los Angeles.

On December 5, 2019, the proposed project was reviewed during the Urban Design Studio's (UDS) Project Review meeting. Project Review's function is to provide input directly to the design/development team at meetings. The Studio's feedback focuses on ways a project can be improved to comply more fully with the Studio's three (3) design approaches which are: 1) Pedestrian First Design, 2) 360 Degree Design, and 3) Climate Adaptive Design. At this meeting, UDS had comments relating to landscaping (tree sizes, irrigation, vine pockets), vehicle access and parking (EV stalls, curb cut width), future solar readiness, bike parking, and building design (façade breaks, natural lighting). Based on these comments, the project team updated their plans in order to address all comments to the extent feasible. The roof plan was updated to indicate space for future solar panels, landscape plans were updated to include tree information and irrigation plans, EV parking stalls were identified and bike parking was rearranged to update the path of travel, and reveals were added along the façade to further articulate the building. In terms of natural lighting being added to the stairwells, the project team identified that because the stairwells have a two (2)-hour fire rating, adding windows would be cost prohibitive, thus, were not revised.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

The project site is located within 310 feet from the Vermont/Sunset Metro Red Line Station and Metro Rapid Bus 754, which qualifies the site as Tier 4 of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Guidelines) according to the TOC Referral Form dated April 24, 2019.

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside 11 percent of the total 153 units and 11 percent of the base 85 units for Extremely Low Income Households. Base Incentives include: (1) an increase of the maximum allowable number of dwelling units permitted by 80 percent, (2) an increase of the maximum allowable FAR by 45 percent; and (3) a zero residential automobile parking requirement. The applicant requests one (1) Additional Incentives as follows: a 25 percent reduction to permit a minimum 12,769 square feet of overall usable open space in lieu of the minimum 17,025 square feet otherwise required.

The application included a request for an additional overall height incentive to allow a height increase of up to 33 feet within Tier 4. However, this height incentive is not necessary for the proposed project. Subarea C of the SNAP is silent on 100 percent residential buildings regarding height, therefore, the height is taken from the underlying zone of R4-1, which has no height limit. As such, the original height incentive that was requested has been dismissed.

The project site is zoned R4-1, which allows R4 density. This complies with Subarea C Section 9.A of the SNAP which states that only R4 density is allowed regardless of the underlying zone, and thus, limits residential density of the subject property to a maximum of one dwelling unit for each 400 square feet of lot area. The R4 density allows a maximum base density of 85 units on a 33,720.5 square feet (33,053 square feet and 667.5 square feet with half of the alley) lot. The project is permitted an 80 percent increase in density, which allows a maximum of 153 units. The project proposes a total of 153 units, which is within the maximum density permitted.

The TOC Guidelines allow a 45 percent increase in the maximum 3:1 FAR permitted for a 100% residential development per the SNAP Subarea C, thereby allowing a maximum 4.35:1 FAR. The project will consist of 143,785 square feet of floor area, which results in a maximum 4.35:1 FAR.

Per the TOC Guidelines, a project containing 153 dwelling units within Tier 4 has no residential parking space requirements. The project proposes 84 residential parking spaces, with no guest

parking spaces, which is within the TOC minimum requirement and SNAP maximum requirement, thereby satisfying this requirement.

HOUSING REPLACEMENT (AB 2556 DETERMINATION)

On September 27, 2014, Governor Jerry Brown signed Assembly Bill (AB) 2222, as amended by AB 2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). AB 2556 requires applicants of Density Bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated May 2, 2019, 10 units are subject to replacement under AB 2556. Pursuant to the HUD Comprehensive Housing Affordability Strategy (CHAS), 10 units must be equivalent type, with four (4) units restricted to Extremely Low Income Households, three (3) units restricted to Very Low Income household, and three (3) units restricted to Low Income household. In addition, there was a total of four (4) units presumed to have been occupied by an above-lower income person or household. These four (4) units must be replaced in compliance with the City's Rent Stabilization Ordinance. The proposed project is reserving 17 units for Extremely Low Income household. Refer to the TOC Affordable Housing Incentive Program Background section of this determination for additional information.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, which it does:

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*
 - a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) Households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) Income Households, or 20% of the total number of dwelling units shall be affordable to Lower Income Households.*
 - b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
 - c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
 - d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

The project site is located within a Tier 4 TOC Affordable Housing Incentive Area according to the TOC Referral Form dated April 24, 2019. As part of the proposed development, the project is required to reserve at least 11 percent, or 17 units, of the total 153 units for Extremely Low Income Households. The project proposes 17 units restricted to Extremely Low Income Households. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

2. **Major Transit Stop.** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

A Major Transit Stop is a site containing a retail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The project site is located approximately 310 feet from the Vermont/Sunset Metro Red Line Station and Metro Rapid Bus 754. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

3. **Housing Replacement.** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated May 2, 2019, 10 units are subject to replacement under AB 2556. Pursuant to the HUD Comprehensive Housing Affordability Strategy (CHAS), 10 units must be equivalent type, with four (4) units restricted to Extremely Low Income Households, three (3) units restricted to Very Low Income household, and three (3) units restricted to Low Income household. In addition, there was a total of four (4) units presumed to have been occupied by an above-lower income person or household. These four (4) units must be replaced in compliance with the City's Rent Stabilization Ordinance. The proposed project is reserving 17 units for Extremely Low Income household. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

4. **Other Density or Development Bonus Provisions.** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (State Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

The project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, CPIO, Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in the Eligibility Requirement No. 1 above (except Moderate Income units).*

- a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
- b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
- c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

The project is seeking one (1) Additional Incentives as follows: a 25 percent reduction to permit a minimum 12,769 square feet of overall usable open space in lieu of the minimum 17,025 square feet otherwise required. The project would be required to set aside 11 percent, or 10 units, of the base 85 units for Extremely Low Income Households. The applicant is proposing to set aside an overall 17 units for Extremely Low Income households. As such, the project meets the eligibility requirement for Base and Additional Incentives.

6. ***Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

The project is not seeking two (2) Additional Incentives beyond the three (3) permitted in exchange for reserving at least 11 percent of the base 85 units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11 and this eligibility requirement does not apply.

7. ***Multiple Lots.*** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

The project site consists of five (5) contiguous lots, which are all located within a Tier 4 TOC Affordable Housing Incentive Area according to the TOC Referral Form dated April 24, 2019. As such, this eligibility requirement does not apply.

8. ***Request for a Lower Tier.*** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any Lower Tier and be limited to the Incentives available for the Lower Tier.*

The applicant has not selected a lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any Lower Tier. As such, this eligibility requirement does not apply.

9. ***100% Affordable Housing Projects.*** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's*

unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.

The project does not consist of 100% On-Site Restricted Affordable units. As such, this eligibility requirement does not apply.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director shall review a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25(g).

1. Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:

- a. The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of incentives in the TOC Guidelines were pre-evaluated at the time the TOC Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The following incentive allows the developer to reduce open space requirements per the SNAP so that affordable housing units reserved for Extremely Low Income Households can be constructed and the overall space dedicated to residential uses is increased. An additional incentive request for height has been dismissed as further discussed in Finding No. 2.c. These incentives support the applicant's decision to reserve 17 units for Extremely Low Income Households.

Open Space: The applicant requests a 25 percent reduction of the required open space to permit a minimum 12,769 square feet of overall usable open space in lieu of the minimum 17,025 square feet otherwise required. The requested open space incentive is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The requested incentive allows the inclusion of affordable housing, while still providing usable open space as intended by the Code.

- b. The Incentive will not have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income**

Households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

VERMONT/WESTERN SNAP FINDINGS

2. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

- A. Parks First.** Section 6.F of the Vermont/Western Specific Plan requires the applicant to pay a Parks First Trust Fund of \$4,300 for each new residential unit, prior to the issuance of a Certificate of Occupancy. The project proposes the demolition of three (3) existing multi-family buildings consisting of 14 units and accessory buildings and the construction, use and maintenance of a 153-unit residential building, resulting in a net increase of 139 residential units. The project is therefore required to pay a total of \$597,700 into the Parks First Trust Fund. The calculation of a Parks First Trust Fund fee to be paid or actual park space to be provided pursuant to the Parks First Ordinance shall be off-set by the amount of any fee pursuant to LAMC Section 17.12 or dwelling unit construction tax pursuant to LAMC Section 21.10.1, et seq. This requirement is reflected in the Condition of Approval. As conditioned, the project complies with Section 6.F of the Specific Plan.
- B. Use.** Section 9.A of the Vermont/Western Specific Plan states that residential uses permitted in the R4 Zone by LAMC Section 12.11 and commercial uses permitted in the C4 Commercial Zone by LAMC Section 12.16 shall be permitted by-right on any lot located within Subarea C of the Specific Plan area. The subject site is 33,053 square feet in size, or 33,720.5 square feet (33,053 sf + 667.5 square feet with half of the alley), allowing a maximum of 85 base dwelling units per the underlying zone. However, the applicant is seeking an 80 percent increase in the maximum allowable density permitted in the SNAP to allow 153 dwelling units in lieu of the otherwise permitted 85 dwelling units, in exchange for setting aside 11 percent, or 17 units, of the total 153 units for Extremely Low Income households per the TOC Affordable Housing Incentive Program. The project has been conditioned to record a covenant with the Los Angeles Housing and Community Investment Department (HCIDLA) to make 17 units available to Extremely Low Income Households to ensure the applicant sets aside the required number of units for affordable housing to be eligible for an 80 percent increase from the total density permitted by the SNAP. No commercial uses are proposed. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project complies with Section 9.A of the Specific Plan.
- C. Height and Floor Area.** Section 9.B of the Vermont/Western Specific Plan requires that mixed-use projects shall not exceed a maximum building height of 75 feet and 100 percent commercial projects shall not exceed a maximum building height of 35 feet; except that roofs and roof structures for the purposes specified in Section 12.21.1

B.3 of the Code, may be erected up to 10 feet above the height limit established in this section, if those structures and features are setback a minimum of 10 feet from the roof perimeter and are screened from view at street level by a parapet or a sloping roof. However, since the SNAP is silent on Height for 100 percent residential buildings within this Subarea, the Height is taken from the underlying zone of R4-1, which has no height limit. The application included a request for an additional overall height incentive to allow a height increase of up to 33 feet within Tier 4. However, this height incentive that was requested has been dismissed as it is not necessary. The project proposes the demolition of multi-family buildings, and the construction, use and maintenance of an eight-story, 153-unit residential building with a maximum height of 92 feet, 6 ½ inches when measured from grade to the highest point of the parapet wall.

Section 9.B. of the Vermont/Western Specific Plan limits the maximum FAR to 3:1 for the residential portion of the proposed building and 1.5:1 for the commercial section. Since the SNAP is silent on 100 percent residential buildings within this Subarea, the Height is taken from the underlying zone of R4-1, which has an FAR limit of 3:1. However, the applicant is seeking a 45 percent FAR increase to 4.35:1 in exchange for setting aside 11 percent, or 17 units, of the total 153 units for Extremely Low Income Households. The applicant is proposing to set aside an overall 17 units for Extremely Low Income households.

FAR Increase			
	Limit	With TOC Tier 4	Proposed
SNAP FAR 100% Residential	3:1	3:1 + 45% = 4.35:1	3:1 + 45% = 4.35:1

The project site contains 33,053 square feet, or 33,720.5 square feet (33,053 sf + 667.5 square feet with half of the alley) of lot area and the proposed building contains a combined floor area of 143,785 square feet, resulting in a FAR of 4.35:1 FAR which is within the maximum allowable 4.35:1 FAR per the TOC incentive. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project complies with Section 9.B of the Specific Plan.

- D. Transitional Height.** Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C adjoining or abutting a lot within Subarea A shall not exceed 25 feet in height, 33 feet in height, and 61 feet in height when located within 0-49 feet, 50-99 feet, and 100-200 feet respectively. The project site does not abut any properties located within Subarea A. Therefore, Section 9.C. of the Specific Plan does not apply.
- E. Usable Open Space.** Section 9.D of the Vermont/Western Specific Plan states that residential projects with two or more dwelling units must provide specified amounts of common and private open space pursuant to the standards set forth in LAMC 12.21 G.2 of the Code. The Specific Plan further stipulates that up to 75 percent of the total open space may be located above the grade level or first habitable room level of the project, and that roof decks may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter. Units containing less than three (3) habitable rooms require 100 square feet of open space per unit. Units containing three (3) habitable rooms require 125 square feet of open space per unit. Units containing more than three (3) habitable rooms require 175 square feet of open space per unit. The Vermont/Western SNAP sets forth the minimum usable open space requirement, as shown in the table below:

SNAP Minimum Usable Open Space			
	Units	Sq. Ft. Required	Usable Open Space (sq. ft.)
Dwelling Units with Less than 3 Habitable Rooms	98	100	9,800
Dwelling Units with 3 Habitable Rooms	48	125	6,000
Dwelling Units with More than 3 Habitable Rooms	7	175	1,225
Total Minimum Usable Open Space			17,025
25% located at grade or first habitable room level			4,256.25

However, the applicant is seeking a 25 decrease in the minimum open space requirement in the SNAP in exchange for setting aside 11 percent, or 10 units, of the base 85 units for Extremely Low Income Households. The applicant is proposing to set aside an overall 17 units for Extremely Low Income households.

Open Space reduction			
	Required	With TOC Tier 4	Proposed
Total	17,025	17,025 – 25% = 12,769	12,993
25% located at grade or first habitable room level			3,192.25

The project is therefore required to provide a total of 12,769 square feet of open space, of which 3,192.25 square feet must be located at grade level or first habitable room level. Therefore, as conditioned and in conjunction with the TOC Affordable Housing Incentive Program, the project complies with Section 9.D of the Specific Plan.

- F. Project Parking Requirements.** Section 9.E of the Vermont/Western Specific Plan sets forth a minimum and maximum parking standard for residential projects, as shown in the tables below:

SNAP Minimum Parking Spaces			
	Parking Space Per Square Feet / Unit	Units	Parking Spaces
Dwelling Units with Less than 3 Habitable Rooms	1	0	0
Dwelling Units with 3 Habitable Rooms	1	98	98
Dwelling Units with More than 3 Habitable Rooms	1.5	55	82
Total Residential Required Spaces			180
Guest	.25	153	38
Total Minimum Required Spaces (inclusive of guest parking)			218

SNAP Maximum Parking Spaces			
	Parking Space Per Square Feet / Unit	Units	Parking Spaces
Dwelling Units with Less than 3 Habitable Rooms	1	0	0
Dwelling Units with 3 Habitable Rooms	1.5	98	147
Dwelling Units with More than 3 Habitable Rooms	2	55	110
Total Residential Allowable Spaces			257
Guest	.50	153	76
Total Maximum Allowable Spaces (inclusive of guest parking)			333

However, the applicant proposes to utilize the Automobile Parking Incentive under the TOC Housing Incentive Program, which allows zero (0) residential parking spaces in Tier 4 of TOC, in exchange for setting aside the required percentage of affordable units. The TOC Automobile Parking Incentive replaces the minimum parking requirement in the SNAP; however, the project is still subject to the maximum parking requirement per the SNAP. The SNAP limits the maximum number of automobile parking spaces to 333, inclusive of guest parking spaces. The project will provide 84 residential parking spaces without any guest parking spaces as permitted by TOC, which is within the minimum and maximum requirements. Therefore, as conditioned and in conjunction with the reduced residential parking spaces per TOC, the project complies with Section 9.E of the Specific Plan.

Bicycles. Section 9.E.2 of the Vermont/Western Specific Plan requires any residential project with two (2) or more dwelling units to provide one-half (0.5) bicycle parking space per residential unit. The proposed development consists of 153 residential units, thus, requiring 77 bicycle parking spaces. The applicant proposes 28 long-term bicycle parking spaces in a bicycle parking room located at the First Floor Level and 49 long-term bicycle parking spaces in a bicycle parking room located at the Second Floor Level.

Commercial Parking. Section 9.E.3 of the Vermont/Western Specific Plan requires two (2) parking spaces per 1,000 square feet of commercial floor area, which must be shared with any guest parking spaces being proposed. The project consists of a 100 percent residential building. As such, this standard does not apply.

Therefore, the project complies with Sections 9.E.1, 9.E.2, and 9.E.3 of the Specific Plan.

- G. Conversion Requirements.** Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures to residential condominium uses. The project proposes the demolition of three (3) existing multi-family buildings and accessory buildings, and the construction, use and maintenance of a 153 unit residential building. The project does not include the conversion of existing commercial structures to residential condos. Therefore, Section 9.F of the Specific Plan does not apply.
- H. Pedestrian Throughways.** Section 9.G states that applicants shall provide one public pedestrian walkway, throughway, or path for every 250 feet of street frontage for the project. The pedestrian throughway shall be accessible to the public and have a

minimum vertical clearance of 12 feet and a minimum horizontal clearance of ten-feet. The proposed building will occupy 165 feet of frontage along the northerly side of Maubert Avenue. Therefore, Section 9.G of the Specific Plan does not apply.

- I. **Yards.** Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any project within Subarea C. The project proposes no yard setbacks. Therefore, the new development complies with Section 9.H of the Specific Plan.
- J. **Development Standards.** Section 9.I of the Vermont/Western Specific Plan requires that all projects with new development and extensive remodeling be in substantial conformance with the following Development Standards and Design Guidelines. The proposed project conforms to Development Standards and Design Guidelines as discussed in Findings below.

Development Standards

- (1). **Landscape Plan.** The Development Standard for Subarea C requires that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings, allowing for convenient outdoor activity. All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor. The landscape plan in Exhibit "A" shows that adequate landscaping will be provided throughout the project site. The project will provide six (6) street trees within the public right-of-way. The 3rd and 8th Floor will be landscaped with shrubbery, ground cover, and trees. The applicant has been conditioned to submit a final landscape plan prepared by a licensed landscape architect and a final irrigation plan. Therefore, as conditioned, the project complies with this Development Standard.
- (2). **Usable Open Space.** This Development Standard requires that common usable open space must have a dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area and a minimum common open space area of 400 square feet for projects with less than 10 dwelling units and 600 square feet for projects with 10 dwelling units or more. Balconies shall have a minimum dimension of six feet. Common open space areas or balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square-footage allocated towards meeting the overall usable open space requirement. The Development Standard further stipulates that private usable open space, such as balconies with a minimum dimension of six feet, may reduce the required usable open space directly commensurating with the amount of private open space provided. The applicant proposes multiple common open space areas throughout the building as seen in Exhibit A, Sheet 7, in forms of decks, courtyards, balconies, and recreation rooms for a total area of 6,642 square feet common open space and 6,351 square feet of private open space areas throughout the building. Therefore, the project complies with this Development Standard.
- (3). **Streetscape Elements.** The Development Standards require that any project along Vermont Avenue, Virgil Avenue, or Hollywood Boulevard between the Hollywood Freeway and Western Avenue, or referred to in the Barnsdall Park Master Plan, or projects along major and secondary highways, to conform to the standards and design intentions for improvement of the public right-of-way. The project site is located along

Maubert Avenue, which is considered a Local Street - Standard, therefore, only some of the following Development Standards apply.

- a) **Street Trees.** The Development Standards require that one 36-inch box shade tree be planted and maintained in the sidewalk for every 30 feet of street frontage. The project site has 165 feet of frontage along Maubert Avenue, thus requiring five (5) street trees along Maubert. The project proposes six (6) shade canopy street trees within the 165 feet of street frontage along Maubert Avenue. Therefore, as conditioned, the project complies with this Development Standard.
 - b) **Tree Well Covers.** The Development Standards require that a tree well cover be provided for each new and existing street tree in the project area. The project proposes six (6) new street trees in the public right-of-way which includes a tree well cover. Therefore, as conditioned, the project complies with this Development Standard.
 - c) **Bike Racks.** The Development Standards require one bike rack for every 50 feet of street frontage. The project site has 165 feet of frontage along Maubert Avenue, thus, requiring three (3) bike racks along the public right-of-way. The project proposes two (2) bike racks and must provide one additional bike rack. Therefore, as conditioned, the project complies with this Development Standard.
 - d) **Trash Receptacles.** The Development Standards require one trash receptacle be provided in the public right-of-way for every 100 feet of lot frontage along a Major or Secondary Highway. The project site has 165 feet of frontage along Maubert Avenue, which is not designated as a major or secondary street. As such, this Development Standard does not apply. However, as seen in Exhibit A, Sheet 21, the applicant team is proposing one (1) trash receptacle along the public right-of-way.
 - e) **Public Benches.** The Development Standards require that one public bench be provided in the public right-of-way for every 250 feet of lot frontage on a Major or Secondary Highway. The project site has 165 feet of frontage along Maubert Avenue, which is not designated as a major or secondary street. As such, this Development Standard does not apply. However, as seen in Exhibit A, Sheet 21, the applicant team is proposing two (2) bench seating located along the public right-of-way of the project site.
- (4). **Pedestrian/Vehicular Circulation.** The Development Standards require that all projects be oriented to a main commercial street and shall avoid pedestrian/vehicular conflicts by adhering to standards related to parking lot location, curb cuts, pedestrian entrances, pedestrian walkways and speed bumps. The subject property is oriented towards Maubert Avenue, which is considered the main commercial street. Therefore, the following Development Standards apply.
- a) **Parking Lot Location.** The Development Standards require that surface parking lots be placed at the rear of structures. The project does not propose a surface parking lot, but rather vehicle parking within two (2) levels of above grade parking which is enclosed. Therefore, this Development Standard does not apply.

- b) **Waiver.** The Director of Planning may authorize a waiver from the requirement to provide parking in the rear of the lot for mid-block lots that do not have through access to an alley or public street at the rear. The project lot does have access to an alley at the rear and is used as another parking entry. Therefore, this Development Standard does not apply.
 - c) **Curb Cuts.** The Development Standards allow one curb cut that is 20 feet in width for every 150 feet of street frontage when a project takes its access from a Major or Secondary Highway, unless otherwise required by the Departments of Public Works, Transportation or Building and Safety. The project proposes vehicle ingress and egress from an approximate 33-foot curb cut along Maubert Avenue, however, Maubert Avenue is identified as a Local Street - Standard. As such, this Development Standard does not apply.
 - d) **Pedestrian Entrance.** The Development Standards require that all buildings that front on a public street shall provide a pedestrian entrance at the front of the building. As shown on "Exhibit A" the project proposes a pedestrian entrance at the center of the street frontage, along Maubert Avenue. Therefore, the project complies with this Development Standard.
 - e) **Design of Entrances.** The Development Standards require that entrances be located in the center of the façade or symmetrically spaced if there are more than one and be accented by architectural elements such as columns, overhanging roofs or awnings. The residential lobby and fitness room along Maubert Avenue are evenly spaced on the façade. Therefore, as proposed, the project complies with this Development Standard.
 - f) **Inner Block Pedestrian Walkway.** The Development Standards require that applicants provide a pedestrian walkway, throughway or path for every 250 feet of street frontage for a project. The pedestrian path or throughway shall be provided from the rear property line or from the parking lot or public alley or street if located to the rear of the project, to the front property line. The pedestrian walkway shall be accessible to the public and have a minimum vertical clearance of 12 feet, and a minimum horizontal clearance of 10 feet. The street frontage for the proposed project is 165 feet along Maubert Avenue. Therefore, this Development Standard does not apply.
 - g) **Speed Bumps.** The Development Standards require speed bumps be provided at a distance of no more than 20 feet apart when a pedestrian walkway and driveway share the same path for more than 50 lineal feet. The proposed project does not contain a pedestrian walkway and driveway that share the same path for more than 50 lineal feet. Therefore, this Development Standard does not apply.
- (5). **Utilities.** The Development Standards require that when new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. The project does not propose any installation of new utility service at this time. However, in the event new utility lines are to be installed on the site, the Conditions of Approval require all new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service. Therefore, as conditioned, the project complies with this Development Standard.

(6). **Building Design.** The purpose of the following provisions is to ensure that a project avoids large blank expenses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. Accordingly, the following standards shall be met:

- a) **Stepbacks.** The Development Standards require that 1) no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line, and 2) that all buildings with a property line fronting on a Major Highway, including Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard, and Vermont Avenue, shall set the second floor back from the first floor frontage at least 10 feet. The proposed building has a front property line along Maubert Avenue, which is classified as a Local Street - Standard. As such, the proposed project is only subject to the first stepback requirement. As seen in Exhibit A, Sheet 11, the project provides a 15-foot stepback prior to the 30-foot maximum height restriction along the front property line. Therefore, the project complies with this Development Standard.
- b) **Transparent Building Elements.** The Development Standards require that transparent building elements such as windows and doors occupy at least 50 percent of the ground floor facades on the front and side elevations and 20 percent of the surface area of the rear elevation of the ground floor portion which has surface parking in the rear of the structure. Moreover, a “side elevation ground floor façade” has been interpreted by Staff to only mean those facades which face a street or alley and not facades along interior lot lines that face other buildings. The subject site currently has a south elevation that faces Maubert Avenue. The remaining north, east, and west facades are along interior lot lines that face other buildings or alley. Per Exhibit A, Sheet 16, the project has a ground floor elevation area of 1,674 square feet, thus, requiring a minimum transparency of 837 square feet along Maubert Avenue. The project proposes 840 square feet of transparent building elements along Maubert Avenue, which is more than the minimum required. Therefore, as conditioned, the project complies with this Development Standard.
- c) **Façade Relief.** The Development Standards require that exterior walls provide a break in plane for every 20 feet horizontally and every 30 feet vertically. As seen in “Exhibit A” the project proposes horizontal and vertical plane breaks through the use of the façade incrementally stepped away from the street, projecting balconies, change in material, and lineal orientation of the façade construction. Therefore, the project complies with this Development Standard.
- d) **Building Materials.** The Development Standards require that building facades be comprised of at least two types of complimentary building materials. The project proposes the use of metal, vinyl, plaster, and glass on all elevations of the structure. Therefore, the project complies with this Development Standard.
- e) **Surface Mechanical Equipment.** The Development Standards require that all surface or ground mounted mechanical equipment be screened from public view and treated to match the materials and colors of the building which they serve. The plans indicate a transformer located at the northeast corner of the first level parking area. The transformer will be screened from view. In the event surface mechanical equipment is constructed in the future,

the Conditions of Approval require surface mechanical equipment to match the colors and materials of the building which they serve. Therefore, as conditioned, the project complies with this Development Standard.

f) **Roof Lines.** The Development Standards require that all rooflines in excess of 40 feet are broken up through the use of gables, dormers, plant-ons, cutouts, or other appropriate means. As seen in Exhibit A, Sheets 14-17, all roof lines are broken up to not exceed a horizontal roof line of 40 feet or greater. Therefore, the project complies with this Development Standard.

- (7). **Rooftop Appurtenances.** The Development Standards require that all rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building. In the event that rooftop mechanical equipment is constructed, a Condition of Approval has been included requiring said equipment and ducts be screened from view from any street, public right-of-way or adjacent property and the screening shall be solid and match the exterior materials, design and color of the building. Therefore, as conditioned, the project complies with this Development Standard.
- (8). **Trash and Recycling Areas.** The Development Standards require that trash storage bins be located within a gated, covered enclosure constructed of identical building materials, be a minimum of six feet high, and have a separate area for recyclables. The proposed project provides a minimum six-foot trash and recycle enclosure located within the first parking level. Therefore, the project complies with this Development Standard.
- (9). **Pavement.** The Development Standards require that paved areas not used as parking and driveway areas consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers. The project is built up to the property lines and does not have paved areas not used as driveway areas. Therefore, this Development Standard does not apply.
- (10). **Freestanding Walls.** The Development Standards require that all freestanding walls contain an architectural element at intervals of no more than 20 feet and be set back from the property line adjacent to a public street. The project does not propose any freestanding walls. Therefore, Development Standard does not apply.
- (11). **Parking Structures – Required Commercial Frontage.** The Development Standards require that all of the building frontage along major or secondary highways, for a parking structure shall be for commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply.
- (12). **Parking Structures – Façade Treatments.** The Development Standards require parking structures be designed to match the style, materials and colors of the main building. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply.
- (13). **Parking Structures Across from Residential Uses.** The Development Standards require parking structures abutting or directly across an alley or public street from any residential use or zone conform to standards regarding the façade facing the residential use or zone. This Development Standard applies to standalone parking

structures, which the project does not propose. Therefore, this Development Standard does not apply.

- (14). **Surface Parking Lots.** The Development Standards require at least 10 percent of the surface parking lot to be landscaped with: one (1) 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall behind a three-foot landscaped buffer. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after 10 years of growth. The project does not propose a surface parking lot. The parking for the project is located within two (2) levels of above grade parking which is enclosed. Therefore, this Development Standard does not apply.
- (15). **Surface Parking Abutting Residential.** The Development Standards require surface parking abutting or directly across an alley or public street from any residential use or zone conform to standards regarding a decorative wall and landscaping buffer. The project does not propose a surface parking lot. The parking for the project is located within two (2) levels of above grade parking which is enclosed. Therefore, this Development Standard does not apply.
- (16). **On-Site Lighting.** The Development Standards require that the project include on-site lighting along all vehicular and pedestrian access ways. The Development Standards specify that the acceptable level of lighting intensity is $\frac{3}{4}$ foot-candle of flood lighting measured from the ground, a maximum mounting height of light sources shall be 14 feet, and "white" color corrected lamp color shall be used for ground level illumination. A Condition of Approval has been included to ensure that any lighting shall meet the on-site lighting standards mentioned above. Therefore, as conditioned, the project complies with this Development Standard.
- (17). **Security Devices.** The Development Standards require security devices to be screened from public view. The proposed project does not contain any type of security devices at this time. In the event that additional security devices are installed in the future, a Condition of Approval has been included requiring all proposed devices to be integrated into the design of the building, concealed and retractable. Therefore, the project complies with this Development Standard.
- (18). **Privacy.** The Development Standards require that buildings be arranged to avoid windows facing windows across property lines, or the private open space of other residential units. The applicant has provided elevations, which depict the windows of the existing adjacent structures to the east superimposed onto the proposed project. The elevations show that none of the windows of adjacent residential properties will be marginally effected by the new construction. Therefore, the project complies with this Development Standard.
- (19). **Hours of Operation.** The Development Standards require that parking lot cleaning and sweeping, trash collection and deliveries be limited between 7:00 a.m. - 8:00 p.m. Monday through Friday, and 10:00 a.m. - 4:00 p.m. on Saturdays and Sundays. The applicant has been required in the Conditions of Approval to comply with this Development Standard. Therefore, as conditioned, the project complies with this Development Standard.
- (20). **Noise Control.** The Development Standards require that any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the

Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. The proposed building has multiple windows in the front façade with a line of sight directly to Maubert Avenue. A Condition of Approval has been included requiring any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley to be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. Therefore, as conditioned, the project complies with this Development Standard.

- (21). Required Ground Floor Uses.** The Development Standards states that 100 percent of street level uses within Subarea C must be commercial uses up to a depth of 25 feet. However, this Development Standard has been interpreted by Staff to only apply to Mixed-Use projects, not 100 percent residential projects. The applicant proposes a 100 percent residential building. Therefore, this Development Standard does not apply.

Design Guidelines

- (22). Urban Form.** The Design Guidelines encourage transforming commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere by providing outdoor seating areas, informal gathering of chairs, and mid-block pedestrian walkways. The Guidelines also indicate that streets should begin to function for the surrounding community like an outdoor public living room and that transparency should exist between what is happening on the street and on the ground floor level of the buildings. The project is designed to enhance the pedestrian experience along Maubert Avenue by providing 50 percent transparency increasing visibility into the ground floor from the street. The project will also include bike racks, shade trees, and trash receptacles on the public right-of-way. Therefore, as proposed, the project complies with this Design Guideline.
- (23). Building Form.** The Design Guidelines encourage every building to have a clearly defined ground plane, roof expression and middle or shaft that relates the two. The ground plane of the project is defined by facades that consist of aluminum, glass, and textured metal panel. The upper floors are defined by balconies and various planes that consist of different material, windows, building cantilever, and building fur-out. The roof plane provides cutouts and adds articulation to the building. Therefore, as proposed, the project complies with this Design Guideline.
- (24). Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. Appropriate visual references to historic building forms – especially Mediterranean traditions – are encouraged in new construction. The proposed project provides private balconies and contains an open courtyard on the third floor level. Furthermore, the street-facing elevation employs a variety of building materials and articulation by way of recessed balconies, changes in building plane, building materials, and transparency. Therefore, the project complies with this Design Guideline.
- (25). Building Color.** The Design Guidelines encourage buildings be painted three colors: a dominant color, a subordinate color and a “grace note” color. The proposed project includes multiple colors such as beige as its dominant color, light brown as its subordinate façade color, and black as its grace note. Therefore, the project complies with this Design Guideline.
- (26). Signs.** The Design Guidelines provide extensive guidance related to the placement, type, and style of signage to be used for projects. The Guidelines identify appropriate

signs for the Specific Plan area to include: wall signs, small projecting hanging signs, awnings or canopy signs, small directory signs, and window signs. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights are prohibited. The applicant does not propose signs as part of this application. However, all future signs shall be reviewed by Project Planning staff for compliance with the Vermont/Western SNAP and Design Guidelines. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment, Exception, or Amendment is required. Therefore, as conditioned, the project complies with this Development Standard.

(27). Plant Materials on Facades. The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. The applicant does not propose any plant materials on facades. Therefore, this Design Guideline does not apply.

3. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

At its meeting on January 14, 2020, the City Council determined that the project, Council File No. 19-1389, is exempt from CEQA pursuant to PRC 21155.1 as a Transit Priority Project and Sustainable Communities Project. The project is not anticipated to have a negative effect on the environment and no mitigation measures are required to be incorporated. Pursuant to Senate Bill (SB) 375 and Public Resources Code (PRC) Section 21155.1, a project that qualifies as a Transit Priority Project and is declared by a legislative body to be a Sustainable Communities Project is statutorily exempt from the California Environmental Quality Act (CEQA). These SB 375 clearances are intended to meet the goals of the Sustainable Communities Strategy to encourage higher density, infill development located near transit. In order to qualify as a Transit Priority Project, the project must be consistent with general land use policies of an adopted Sustainable Communities Strategy per PRC Section 21155(a) and meet the criteria in PRC Section 21155(b) related to minimum density, residential uses, and distance from a major transit stop or high-quality transit corridor.

In order to qualify as a Sustainable Communities Project, the project must meet all environmental criteria in PRC Section 21155.1(a), all land use criteria in PRC Section 21155.1(b), and one public benefit criteria in PRC Section 21155.1(c). A public hearing must be held by City Council prior to declaring a project to be a Sustainable Communities Project and the City Council is required to find the necessary criteria are met in Subsections (a), (b) and (c) of PRC Section 21155.1. Unlike other CEQA clearances, the SCP Exemption must be approved by the City Council, even if the initial decisionmaker or appellate body is a lower decision-making body or officer. A public hearing was held before the Planning and Land Use Management Committee (PLUM) on November 26, 2019. The City Council adopted PLUM's recommendation to find that the project was a Transit Priority Project and that it qualified for a SCP Exemption at its meeting on January 24, 2020.

SITE PLAN REVIEW FINDINGS

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

The General Plan sets forth goals, objectives, and programs that serve as the foundation for all land use decisions. The City of Los Angeles' General Plan consists of the Framework

Element, seven State-mandated Elements including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality, Service Systems and Plan for a Healthy Los Angeles. The Land Use Element is comprised of 35 community plans that establish parameters for land use decisions within those communities of the City.

The proposed project meets the following objectives and policies contained in the Framework Element, Chapter 3 – Land Use:

Distribution of Land

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

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

Multi-Family Residential

GOAL 3C *Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.*

Objective 3.7 *Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.*

Community Centers

GOAL 3 *Pedestrian-oriented, high activity, multi- and mixed-use centers that support and provide identity for Los Angeles' communities.*

Policy 3.9.7 *Provide for the development of public streetscape improvements, where appropriate.*

Figure 3-1 Metro Long Range Land Use Diagram of the Framework Element indicates that the project site is located within a Community Center, which is described as a focal point for surrounding residential neighborhoods and containing a diversity of uses such as small offices and cultural and entertainment facilities, in addition to neighborhood oriented services. Generally, community centers range from FAR of 1.5:1 to 3:1. Physically, the scale and density of community centers would be greater than the neighborhood districts, generally with building heights ranging from two to six stories depending on the character of the surrounding area.

The project proposes a 100 percent development that will provide 153 dwelling units with a total residential floor area of 143,785 square feet. The residential project will provide a use that is compatible with the surrounding residential neighborhoods and commercial corridors. Furthermore, the proposed project meets the type of ideal use envisioned for a Community Center. As a 100 percent residential development, the project reverts to the underlying zone for maximum height allowed and FAR. The project is limited to an FAR of 3:1 with no height limit. However, the applicant is seeking a FAR increase to 4.35:1 in exchange for setting aside 11 percent, or 17 units, of the total 153 units for Extremely Low Income Households, consistent with the TOC Guidelines. The applicant is proposing to set aside an overall 17 units for Extremely Low Income households.

The proposed FAR for the residential development is 4.35:1. The building height is 92 feet, 6 ½ inches for an eight-story project, with two (2) levels of above grade parking. As such, in conjunction with the TOC Affordable Housing Incentive Program the project is consistent with the physical scale and density, as well as ideal uses that are envisioned in a Community Center of the Framework Element.

Land Use Element – Hollywood Community Plan

The project site is located within the boundaries of the Hollywood Community Plan, which was adopted by the Los Angeles City Council on December 13, 1988. The proposed mixed-use development advances the following objectives and policies contained in the Community Plan:

Objective 1 *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment [...].*

Standards and Criteria *New apartments should be soundproofed and should be provided with adequate usable open space at a minimum ratio of 100 square feet per dwelling unit excluding parking areas, driveways and the required front yard setback.*

Standards and Criteria *The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon, shall be limited in accordance with the following criteria: The adequacy of the existing and assured circulation and public transportation systems within the area [...].*

The project proposes a 100% residential development in an area that is close to a major transit station (Metro Vermont/Sunset Station) and various bus routes, connecting the project site to other regional and local destinations as well as employment centers and retail services. The project will contribute to the Hollywood area as a medium- to high-density residential development that provides housing. Furthermore, the project has been conditioned to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition, for any dwelling units with their exterior wall having a line of sight to a public street or alley. This will meet the Standards and Criteria of the Hollywood Community Plan to soundproof new apartments. In addition, the project provides adequate usable open space by providing a total of 12,993 square feet of open space, made up of a courtyard, recreational room, and private balconies.

Vermont/Western Station Neighborhood Plan Area (SNAP)

The Vermont/Western SNAP was adopted by the Los Angeles City Council and became effective on March 1, 2001. The proposed project meets the following purposes of the SNAP as outlined in Section 2 of the Specific Plan:

- C. *Establish a clean, safe, comfortable and pedestrian oriented community environment for residents to shop in and use the public community services in the neighborhood.*
- E. *Guide all development, including use, location, height and density, to assure compatibility of uses and to provide for the consideration of transportation and public facilities, aesthetics, landscaping, open space and the economic and social well-being of area residents.*
- H. *Promote increased flexibility in the regulation of the height and bulk of buildings as well as the design of sites and public streets in order to ensure a well-planned combination of commercial and residential uses with adequate open space.*

R. Facilitate the provision of studio and one bedroom apartments for adult students and senior citizens located near colleges, subway stations and along commercial corridors.

As demonstrated in Finding Number 2, the project is in substantial conformance with the Specific Plan regulations as well as the Development Standards and Design Guidelines required to achieve a pedestrian-oriented design. The project provides attractively landscaped areas with street and canopy trees, shrubs, and ground covers, in addition to bike racks and trash receptacles. Furthermore, the ground floor façades are designed with highly transparent materials, which further contribute to a pedestrian-friendly environment around the project site. The proposed height and density of the residential development comply with the underlying zone and Specific Plan in conjunction with the TOC Affordable Housing Incentive Program. The project also proposes a wide range of open space areas and amenities, including exterior open spaces and courtyard areas and a recreation room, which would contribute to the social well-being of its residents. Façade relief and articulation are achieved through the use of various materials including plaster, vinyl, metal, and cement. Lastly, the project proposes a unit mix that consists of one- to three-bedrooms, within close proximity to the Metro's Vermont/Sunset Station and bus stations along major commercial corridors.

Mobility Element

The Mobility Element was adopted by the Los Angeles City Council on January 20, 2016. The proposed development supports the following policies of the Mobility Plan.

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

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

Policy 3.4 *Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.*

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

The proposed project contains the qualities of a transit-oriented development that complies with the policies stated above. The project site is located within 310 feet of the Vermont/Sunset Station. This station serves the Metro Red Line, which runs between North Hollywood and Union Station and connects to the Orange Line in North Hollywood to the Purple Line in Koreatown and the Blue Line in Downtown Los Angeles. The line also connects to the Metro Gold Line and the Metrolink commuter rail lines at Union Station. The project site is also located in close proximity to various public transit routes, including but not limited to Metro Local Line 2, 175 and 217 which provides access to Downtown Los Angeles, Westwood, and Silverlake; Metro Local Lines 754 and 204, providing access to Hollywood, Westlake, Koreatown, and Athens. The project proposes the construction of a medium- to high-density residential development containing 153 dwelling units. The Mobility Plan encourages the development of residential units near transit stops to provide greater access to employment centers, neighborhood services, as well as other regional and local destinations. The public right-of-way around the site will incorporate landscaping as well as street furniture to provide a more interesting and walkable environment, and the project will provide a safe and secure bicycle parking storage area within the building.

Housing Element

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The project is consistent with the following objectives, policies and programs:

GOAL 1 Housing Production and Preservation

Objective 1.1 Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

GOAL 2 Safe, Livable, and Sustainable Neighborhoods

Objective 2.4 Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

These goals, objectives and policies are to ensure that growth is directed toward centers and transit. Strategically directing long-range growth is consistent with the approach established by the Framework Element of the General Plan. The use of various Subareas, allowing for different densities within the SNAP, ensure that existing neighborhood character is preserved and that the appropriate amount of density is placed in a location that has been deemed to be desirable and consistent with the various planning policies. The additional 153 dwelling units will not change the neighborhood character and are within the allowed 400 square feet per dwelling unit per the underlying R4 Zone, in conjunction with the provisions of TOC, and the SNAP permits under Subarea C, which are consistent.

Plan for a Healthy Los Angeles Element

The Plan for a Healthy Los Angeles lays the foundation to create healthier communities for all Angelenos, and provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health as a priority for the City's future growth and development. On May 23, 2018, the City Planning Commission imposed several Conditions of Approval, which implements the following program of the Plan for a Health Los Angeles Element.

Program 1 *Energy efficiencies, weatherization, proper positioning of trees to shade buildings, alternative energy and solar generation systems, explore the feasibility of building designs that incorporate facile systems to charge electric vehicles, and use of rainwater, storm water, greywater and recycled water.*

The proposed development will be designed as to incorporate as much weatherization of the proposed building as possible. The building will implement elements throughout the interior to reduce energy consumption and optimize energy efficiency. As such, the proposed project is in conformance with the Plan for a Healthy Los Angeles Element.

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

Development of the project site into a residential building would be consistent and compatible with existing and future development on neighboring and other properties within close proximity, which is generally developed with commercial and residential uses. Furthermore, the project provides architectural features that vary and articulate the building façade and incorporates a variety of colors and materials. The project also employs a variety

of architectural elements such as projecting balconies, changes in building plane, and vertical and horizontal bands.

Building Arrangement (Height, Bulk, and Setbacks)

The subject site is located within Subarea C of the Vermont/Western SNAP, which contains provisions for building height, FAR, and setbacks. Per Section 3 of the SNAP, the Specific Plan prevails and supersedes the applicable provisions of the Municipal Code, wherever the Specific Plan contains provisions on development.

The surrounding area is generally characterized by medium density residential and commercial uses. Parcels to the east and north are zoned R4-1 and C2-1, respectively, located within Subarea C of the SNAP, and developed with multi-family residential developments and commercial uses. The parcels to the west are zoned R4-1 and C2-CAS1, located within Subarea C of the SNAP, and developed with multi-family residential buildings and a bank. The parcels to the south are zoned R4-2 and C2-CSA1, located within Subarea C of the SNAP, and developed with Children's Hospital Los Angeles.

The project proposes a maximum of 92 feet, 6 ½ inches in building height when measure from grade to the highest point of the parapet and consist of 143,785 square feet of floor area. The surrounding buildings are developed to a lower density ranging up to 4 units compared to the proposed development containing 153 dwelling units. Although the proposed 92-foot tall residential building with two levels of above grade parking is not currently consistent with the height of some of the existing surrounding residential or commercial developments that range in height from one to four stories, the project will be consistent with any future development that will have a height limit of 75 feet for mixed-use projects or no height limit for a 100 percent residential project, no setback requirements, and allow for a similar bulk in conjunction with the TOC Affordable Housing Incentive Program.

The building has one stepback along Maubert Avenue that helps redistribute the height and massing of the building. This will allow for a better pedestrian experience along Maubert Avenue by not having a structure reach the proposed 92-foot height along the front property line along the entirety of the 165 feet of street frontage. Furthermore, the surrounding residential properties are located within Subarea C, and designated for similar land uses. Future developments in the area are subject to the same height, bulk and density requirements of the Vermont/Western SNAP and land use designation. Therefore, the proposed development will be compatible with future developments in the area.

The SNAP does not require front, side, and rear yards for projects that are located in Subarea C. In addition to meeting the height and FAR per the underlying zone, and setback requirements per the Specific Plan, the project proposes various articulation and architectural elements that reduce the effect of a large-scale development in the neighborhood. The ground plane of the project is defined by facades that consist of glass. The upper floors are defined by balconies and various planes that consist of plaster, vinyl windows, and metal. The roof plane varies with cutouts and adds articulation to the building. The changes in the plane as well as materials also further articulates the building and increases the visual interest from public streets. Furthermore, balconies and fenestration that orient toward the streets contribute to public safety by maintaining the "eyes on the street" concept within their design. The proposed development will not degrade the existing visual character of the site and its surroundings.

Off-Street Parking Facilities and Loading Areas

The proposed project is a 100 percent residential building containing 153 dwelling units with parking for the project located within a two-level above grade parking garage. The parking

will be accessible by an ingress and egress driveway located on Maubert Avenue and the rear alley. The project proposes 84 residential parking spaces for residential units and no guest parking. The project will also provide 77 bicycle parking spaces on-site and two (2) bike racks along the public right-of-way.

Lighting

The plans for this project do not specify lighting details at this time. However, the Development Standards specify that the acceptable level of lighting intensity is $\frac{3}{4}$ foot-candle of flood lighting measured from the ground, a maximum mounting height of light sources shall be 14 feet, and “white” color corrected lamp color shall be used for ground level illumination. As such, the project has been conditioned to comply with the lighting regulations of the Specific Plan.

Landscaping

The landscape plan in Exhibit “A” shows that adequate landscaping will be provided throughout the project site. The public right away will be landscaped with street trees. The 3rd floor level contains a courtyard and private balconies with landscaping. The proposed plant palette shows that the landscaping will include trees such as Evergreen shade trees and flowering shade trees, along with ground cover. The applicant is also required to submit a final landscape plan prepared by a licensed landscape architect showing a combination of shrubs, trees, clinging vines, ground cover, lawns, planter boxes, flower and/or fountains incorporated into all landscaped areas on the project site as well as a final irrigation plan.

Trash Collection

The Vermont/Western SNAP Development Standards specify requirements for the location and design of trash storage and recycling areas. The project proposes an enclosed trash and recycling area within the parking garage on the ground floor. The trash collection will be provided via Maubert Avenue.

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

The project will provide a total of 12,993 square feet of open space, including a 3,450 square feet of courtyard at the 3rd floor level, 1,495 feet of recreation room, and 6,351 square feet of balconies. As shown in the open space diagram in Exhibit “A,” all common open space areas, including the courtyard and amenity/recreational rooms will be conditioned to maintain a minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area, and all balconies will have a minimum dimension of six (6) feet. Common open space areas not meeting the minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the overall usable open space requirement. Therefore, the open space on-site provides appropriate amenities and recreational facilities for the project’s residents and are expected to minimize impacts on neighboring properties.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

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

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

West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or West LA office. In order to assure that you receive service with a minimum amount of waiting, Applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org>, or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Jane Choi, AICP, Principal City Planner

Reviewed by:



May Sirinopwongsagon, City Planner

Prepared by:



Jason Hernández, City Planning Associate
jason.hernandez@lacity.org

DEPARTMENT OF
CITY PLANNING

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: August 5, 2020

Last Day to Appeal: August 17, 2020

Maubert LA VI, LLC (A)(O)
(Attn: Will Cipes)
429 Santa Monica Blvd, Unit 700
Santa Monica, CA 90401

Heather Waldstein (R)
Rosenheim & Associates
21600 Oxnard St, Unit 630
Woodland Hills, CA 91367

RE: Vesting Tentative Tract Map No. 82654
Related Case: DIR-2019-3760-TOC-SPP-SPR
4629-4651 West Maubert Avenue
Hollywood Planning Area
Specific Plan: Vermont/Western SNAP
Subarea C (Community Center)
Zone: R4-1
Council District: 13
CEQA: ENV-2019-3761-SCPE
Legal Description: Lots 24 (Arb 2), 25 (Arb 1 &
2), 26 (Arb 1 & 2), Tract TR 2464

In accordance with Public Resource Code Section 21155.1, the Advisory Agency finds that the project was assessed in the Sustainable Communities Project Exemption, Case No. ENV-2019-3761-SCPE, which the City Council approved on January 14, 2020 and determined that the project was statutorily exempt from the California Environmental Quality Act (CEQA) as a Sustainable Community Project. In accordance with provisions of Section 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approves Vesting Tentative Tract No. 82654 composed of five (5) lots, located at 4629-4651 West Maubert Avenue for the merger and subdivision into one (1) lot as shown on map stamp-dated June 25, 2019, within the Hollywood Community Plan and Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development and GIS Division, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian by calling (213) 808-8588.

1. That a 2.5-foot wide strip of land be dedicated along the alley adjoining the tract to complete a 10-foot wide half public alley.
2. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

3. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in the correspondence dated November 12, 2019, Soils Approval Letter dated September 23, 2019 (Log #1107430-02) and attached to the case file for Tract No. 82654.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only - contact Laura Duong at (213) 482-0434 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide a copy of affidavit AFF-6795. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - c. Provide a copy of the DIR Case DIR-2019-3760-TOC-SPP-SPR. Show compliance with all the requirements/conditions of the DIR case as applicable.

- d. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
- e. The submitted Map does not comply with the maximum density (400 s.f. of lot area/dwelling unit) requirement of the R4-1 Zone. Justify the allowable density for the proposed 153 units, revise the Map to show compliance with the above requirements, or obtain approval from the Department of City Planning.
- f. The submitted Map does not comply with the allowable FAR of 3:1 for a residential zone. Revise the Map to justify compliance with the above requirement or obtain approval from the Department of City Planning.

Notes:

The property is located in a Methane Zone.

This property is within the Vermont/Western Station Neighborhood Area Plan.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

DEPARTMENT OF TRANSPORTATION

5. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 North Figueroa Street, 3rd Floor. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 264-6807. You should advise any consultant representing you of this requirement as well.

6. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.

- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req #75)
- e. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. 2014 City of Los Angeles Fire Code, Section 503.1.4 (Exception)
 - (i) When this exception is applied to a fully fire sprinkled residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - (ii) It is the intent of this policy that in not case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path travel to be taken by a person responding to an emergency in the building.
 - (iii) This policy does not apply to single-family dwellings or to non-residential buildings.
- h. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.
- i. Entrance to the main lobby shall be located off the address side of the building.
- j. Any required Fire Annunciator panel or Fire Control Room shall be located within a 2-foot visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- k. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- l. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are

installed, those portions shall not be less than 28 feet in width.

- m. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- n. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- o. Submit plot plans indicating access road and turning area for Fire Department approval.
- p. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- q. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- r. Site plans shall include all overhead utility lines adjacent to the site.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- t. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.
- u. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- v. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- w. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- x. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- y. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- z. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- aa. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

DEPARTMENT OF WATER AND POWER

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, CA 90051-5700 or (213)367-1218.

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

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, see Condition S-3.(c) where applicable.

8. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

BUREAU OF SANITATION

9. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found (no) potential problems to their structure or potential maintenance problem, as stated in the memo dated November 20, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

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

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments.

11. That the Project dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under provisions of LAMC 12.33.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway street removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree

plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note:

Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077 for permit information. CEQA document must address parkway tree removals.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals are conducted at the Metro, West Los Angeles or Valley Development Services Centers, unless otherwise indicated.

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. **Use.** Limit the proposed development to a maximum of 153 dwelling units pursuant to the approval of incidental Case No. DIR-2019-3760-TOC-SPP-SPR.
 - b. **Parking.** of the project may provide a minimum of zero (0) parking spaces for a project located within Tier 4 TOC Affordable Housing Incentive Area and no more than 257 residential parking spaces, and 77 guest parking spaces, as determined per the SNAP pursuant to the approval of incidental Case No. DIR-2019-3760-TOC-SPP-SPR.
 - c. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard.
 - d. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - e. That the subdivider shall record and execute a Covenant and Agreement to comply with the **Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
 - f. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

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

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

Nothing in the definitions included in this paragraph are intended to limit the

rights of the City or the obligations of the Applicant otherwise created by this condition.

14. That prior to the issuance of the building permit or the recordation of the final map, a copy of the approved incidental Case No. DIR-2019-3760-TOC-SPP-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. DIR-2019-3760-TOC-SPP-SPR is not approved, the subdivider shall submit a tract modification.
15. Prior to the recordation of the final map, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 17 units available to Extremely Low Income Households for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination

Tenant Relocation Conditions

16. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
17. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING - STANDARD CONDITIONS

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.

- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Improve the alley adjoining the subdivision by the repairing any existing bad order alley section including any necessary removal and reconstruction of the existing improvements.
 - (b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. Construct new street lights: Two (2) on Maubert Avenue.
- Notes:
- The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.
- Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of

construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
 - a. Improve Maubert Avenue adjoining the subdivision by the construction of the followings:
 - (i) A concrete curb, a concrete gutter, and a full-width concrete sidewalk with tree wells.
 - (ii) Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
 - (iii) Any necessary removal and reconstruction of existing improvements.
 - (iv) The necessary transitions to join the existing improvements.
 - b. Improve the alley being dedicated and adjoining the subdivision by the construction of a suitable surfacing to complete a 10-foot wide half alley and 2-foot center longitudinal concrete gutter including any necessary removal and reconstruction of the existing improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this density.

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

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

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

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

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

FINDINGS OF FACT (CEQA)

On January 14, 2020, the City Council, Council File No. 19-1389, approved the SCP Exemption (SCPE) and determined that based on the whole of the administrative record, the project is exempt from CEQA pursuant to Public Resources Code, Section 21155.1, under Case No. ENV-2019-3761-SCPE.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 82654, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plan establishes goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. Moreover, the project site is located within Subarea C (Commercial Center) of the Vermont/Western SNAP, which establishes goals, objectives, and policies for future developments that supersede the LAMC.

Relationship between the Vermont/Western SNAP and LAMC

Pursuant to Section 3 of the SNAP, the provisions in the Specific Plan which require or permit greater or lesser setbacks, street dedications, open space, densities, heights, uses, parking, or other controls on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the Los Angeles Municipal Code (LAMC), prevail and supersede the applicable provisions of the LAMC. The SNAP was adopted in 2001, therefore, the proposed project is reviewed as one development project and obligated to comply with the development regulations of the Specific Plan.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.03 requires that the Tract Map be designed in compliance with the zoning regulations applicable to the project site. The project site is located within the Hollywood Community Plan, which designates the site with a Community Commercial Land Use designation corresponding to the CR, C2, C4, P, PB, RAS3, and RAS4 Zone. The project site is zoned R4-1, which is consistent with the land use designation. Moreover, the project site is located within Subarea C of the SNAP and is consistent with its standards and regulations. The applicant filed a concurrent case (DIR-2019-3760-TOC-SPP-SPR) for the demolition of three (3) existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two (2) levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units. The approval of the Vesting Tentative Tract Map is subject to the approval of the concurrent DIR Case and the applicant is required per the Conditions of Approval to submit a copy of the Letter of

Determination for the DIR Case prior to the issuance of the building permit or the recordation of the final map. In the event that the DIR case is not approved, the applicant is required to submit a tract modification. The project site has 33,053 square feet of lot area, or 33,720.5 square feet (33,053 sf + 667.5 square feet with half of the alley), allowing a maximum of 85 dwelling units. However, the applicant is seeking an 80 percent increase in the maximum allowable density permitted in the SNAP to allow 153 dwelling units in lieu of the otherwise permitted 85 dwelling units, in exchange for setting aside 11 percent, or 17 units, of the total 153 units for Extremely Low Income households per the TOC Affordable Housing Incentive Program. As shown on the Vesting Tentative Tract Map, the project proposes to merge and subdivide five (5) lots into one (1) lot, to accommodate the new residential building.

The Vesting Tentative Tract Map was prepared by Brandow & Johnston, Edgard S. Melo (License No. C80534), and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, location of existing buildings and improvements of the tract map. The tract map indicates the tract number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. As proposed and conditioned, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B; and is consistent with the applicable General Plan and the SNAP Specific Plan, subject to the approval of the concurrent case (DIR-2019-3760-TOC-SPP-SPR).

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

For purposes of a subdivision, design and improvement is defined by Section 66418 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.03 requires that the tract map be designed in conformance with the zoning regulations of the project site and the SNAP. Subarea C of the SNAP states that all lots found within this subarea are subject to R4 density. With a density of 400 square feet per dwelling unit, the site permits a maximum of 85 dwelling units on the 33,053 square-foot of lot, or 33,720.5 square feet (33,053 sf + 667.5 square feet with half of the alley). The applicant is seeking an 80 percent increase in the maximum allowable density permitted in the SNAP to allow 153 dwelling units in lieu of the otherwise permitted 85 dwelling units, in exchange for setting aside 11 percent, or 17 units, of the total 153 units for Extremely Low Income households per the TOC Affordable Housing Incentive Program per concurrent Case No. DIR-2019-3760-TOC-SPP-SPR. As the map is proposed for a 153 unit apartment building on one (1) lot, it is consistent with the density permitted by the zone, the specific plan, and the approval of the concurrent DIR application.

The Vesting Tentative Tract Map was distributed on October 22, 2019 to and reviewed by various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering (BOE) has recommended improving Maubert Avenue and the alley adjoining the subdivision, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. The Bureau of Street Lighting has recommend the applicant install two (2) new

street lights along Maubert Avenue. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site is comprised of five (5) rectangular-shaped lots located along the northerly side of Maubert Avenue and consisting of 33,053 net square feet (0.76 net acres) of lot area. The subject site is currently developed with three (3) multi-family buildings and accessory buildings, constructed in 1920, 1947 and 1975, respectively. All structures on-site will be demolished. According to the City's database, ZIMAS, all five (5) lots are subject to the Rent Stabilization Ordinance (RSO). The site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or Survey LA. Moreover, on January 26, 2020, the Office of Historic Resources concurred with the Historic Resource Assessment conducted for the site that the properties are not historical resources for the purposes of CEQA. There are no protected trees on the site, as identified in a letter prepared by Ian Morris, Senior Principal PLA #4988, dated April 30, 2019.

The project proposes a Vesting Tentative Tract Map for the subdivision of five (5) lots into one (1) individual parcel for the the construction, use and maintenance of an eight-story apartment building, with two (2) levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units. The project site is located within a methane zone per LADBS, Zoning Division, approximately 0.19 kilometers from the Upper Elysian Park Fault. The property is not located within a designated hillside area, liquefaction zone, earthquake induced landslide, or fault-rupture hazard zone; and, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Furthermore, the site is not located within a high fire hazard severity zone, flood zone, landslide, or tsunami inundation zone. The subject property is located in a BOE Special Grading Area, but will not be pursuing a Haul Route approval from the Deputy Advisory Agency at this time.

Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not located within any Flood Zone. The map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in the correspondence dated November 12, 2019, Soils Approval Letter dated September 23, 2019 (Log #107430-02) and attached to the case file for Tract No. 82654, prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The surrounding area is generally characterized by medium density residential and commercial uses. Parcels to the east and north are zoned C2-CSA1 and C2-1, respectively, located within Subarea C of the SNAP, and developed with banks and commercial uses. The parcels to the west are zoned R4-1, located within Subarea C of the SNAP, and developed with multi-family residential buildings. The parcels to the south are zoned R4-2 and C2-CSA1, located within Subarea C of the SNAP, and developed with Children's Hospital Los Angeles.

The project site, which is comprised of five (5) parcels, consists of 33,053 square feet of land and is developed with three (3) multi-family buildings and accessory buildings, constructed in 1920, 1947 and 1975, respectively. The project proposes to construct a 98-

foot, 5-inch in height apartment building containing 153 dwelling units. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum of 153 dwelling units and a height of 108 feet, in exchange for setting aside 11 percent, or 17 units, of the total 153 units for Extremely Low Income households per the TOC Affordable Housing Incentive Program. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned, the proposed tract map is physically suitable for the proposed density of the development.

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

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. On January 14, 2020, the City Council, Council File No. 19-1389, approved the SCP Exemption (SCPE) and determined that based on the whole of the administrative record, the project is exempt from CEQA pursuant to Public Resources Code, Section 21155.1, under Case No. ENV-2019-3761-SCPE.

- f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Maubert Avenue, which is a public street. The project site consists of parcels identified as Lots No. 24 (arb 2), 25 (arb 1 and 2), 26, and 26 (arb 1) of City Boundary Tract and is identified by the Assessor Parcel Map No. 5542014023, 5542014026, and 5542014031.

There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 82654.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin S. Golden
Deputy Advisory Agency

VPB:KSG:MS:JH

Note:

If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza

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

Marvin Braude San Fernando

Valley Constituent Service Center
6262 Van Nuys Boulevard, Room
251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles

1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Forms are also available on-line at <http://cityplanning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the

date on which the City's decision becomes final.

If you have any questions, please call Development Services Center staff at (213) 482-7077, (818) 374-5050, or (310) 231-2912.

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

November 6, 2020

LOG # 115038
SOILS/GEOLOGY FILE - 2

Carmel Partners
429 Santa Monica Blvd. Ste. 700
Santa Monica, CA 90401

TRACT: 2646
LOT(S): 24 (Arb. 2), 25 (Arbs. 1 & 2), & 26 (Arbs. 1 & 2)
LOCATION: 4629-4651 W. Maubert Avenue

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	18066A	09/24/2020	GeoPentech
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	107430-02	09/23/2019	LADBS
Addendum Report	18066A	08/22/2019	GeoPentech
Dept. Review Letter	107430-01	07/08/2019	LADBS
Addendum Report	18066A	06/04/2019	GeoPentech
Laboratory Test Report	11440.014	05/22/2019	Leighton & Associates
Dept. Review Letter	107430	03/26/2019	LADBS
Geology/Soils Report	18066A	02/26/2019	GeoPentech

The Grading Division of the Department of Building and Safety has reviewed the referenced addendum report that provides recommendations for the use of mat type foundations and surcharge loads on a cistern located adjacent to the foundations.

The subject property was previously investigated by the consultant in 2019 to address a new eight-story residential mid-rise building. Retaining walls ranging up to 7 feet in height were proposed for the north side of the structure. Subsurface exploration performed by the consultant, at that time, consisted of four hollow-stem auger borings to a maximum depth of 71 feet. The earth materials at the subsurface exploration locations consisted of up to 7 feet of uncertified fill underlain by alluvium and claystone and siltstone bedrock. No geologic structure was reported by the consultant. The consultants initially recommended to support the proposed structures on conventional foundations bearing on native undisturbed alluvium. The reports had been reviewed by the Department and conditionally approved in a letter dated 09/23/2019, Lob #107430-02.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All conditions of the above referenced Department approval letter dated 09/23/2019, Lob #107430-02, shall apply except as specifically modified herein.
2. The cistern shall be designed for the surcharge of the adjacent foundations, as recommended.


EDMOND LEE
Engineering Geologist Associate III


ALAN DANG
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