

Appendices

Appendix A

Initial Study, Notice of Preparation (NOP), and
NOP Comment Letters

Appendix A.1

Initial Study

City of Los Angeles

Department of City Planning • Environmental Analysis Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



INITIAL STUDY

HOLLYWOOD COMMUNITY PLAN AREA

1360 N. Vine Street Project

Case Number: ENV-2016-3778-EIR

Project Location: 1360 N. Vine Street, Los Angeles, California, 90028-8140

Council District: 13—O'Farrell

Project Description: The Project proposes to develop up to 429 new residential units, a 55,000-square-foot grocery store or 50,000 square feet of office space, up to 10,000 square feet of neighborhood-serving commercial retail, up to 8,988 square feet of high-turnover restaurant space, and a minimum of 677 vehicle parking spaces. The proposed uses would be located within a 21-story building that would comprise approximately 475,423 square feet of floor area. To provide for the new uses, an eight-unit multi-family building and low-rise commercial buildings would be removed. In addition, six bungalows that are part of a designated California Register historic district would be relocated, preserved, and rehabilitated within the Project Site. The six bungalows would be used as residential units or repurposed for high-turnover restaurant space.

APPLICANT:
ONNI Capital, LLC

PREPARED BY:
Eyestone Environmental

ON BEHALF OF:
The City of Los Angeles
Department of City Planning
Environmental Analysis Section

JUNE 2017

Table of Contents

	<u>Page</u>
INITIAL STUDY AND CHECKLIST	
ATTACHMENT A: PROJECT DESCRIPTION	A-1
ATTACHMENT B: EXPLANATION OF CHECKLIST DETERMINATIONS	B-1
 <u>APPENDICES</u>	
Appendix IS-1	Shadow Study
Appendix IS-2	Tree Survey
Appendix IS-3	Geotechnical Investigation and Approval Letter
Appendix IS-4	Phase I Environmental Site Assessment
Appendix IS-5	Phase II Environmental Site Assessment
Appendix IS-6	Water Resources Technical Report

List of Figures

<u>Figure</u>		<u>Page</u>
A-1	Project Location Map	A-3
A-2	Aerial Photograph of the Project Vicinity.....	A-4
A-3	Aerial of Project Site Looking North	A-5
A-4	Existing Uses Along Vine Street	A-6
A-5	Existing Use Along De Longpre Avenue	A-7
A-6	Existing Uses Along Vine Street (Further South).....	A-8
A-7	Conceptual Site Plan	A-13
A-8	Conceptual Rendering Looking Northwest Across Project Site	A-14
A-9	Conceptual Rendering Looking North on Vine Street	A-15
A-10	Ground Floor Plan	A-16
A-11	Conceptual Rendering Looking North through Project Site	A-18
A-12	Conceptual Rendering Looking East along Afton Place	A-19
B-1	Surrounding Development	B-7

List of Tables

<u>Table</u>		<u>Page</u>
A-1	Summary of Proposed Floor Area	A-11
B-1	Estimated Project Solid Waste Generation	B-57

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV B City CEQA Guidelines)

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 13	DATE June 2017
--	-------------------------------	--------------------------

RESPONSIBLE AGENCIES

Including, but not limited to, the Regional Water Quality Control Board, South Coast Air Quality Management District, Los Angeles Building and Safety, Los Angeles Department of Water and Power, Los Angeles Department of Transportation.

PROJECT TITLE/NO. 1360 N. Vine Street	CASE NO. TBD
---	------------------------

PREVIOUS ACTIONS CASE NO.	<input type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions.
----------------------------------	--

PROJECT DESCRIPTION:

The Project includes the construction of up to 429 new residential units, including 15 live-work units and 16 units designated for Very Low Income households, a 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, up to 8,988 square feet of restaurant uses, and a minimum of 677 vehicle parking spaces. As part of the Project, an additional 19 units designated for Very Low Income households would be provided off-site. Alternatively, approximately 50,000 square feet of office uses and approximately 5,000 square feet of additional neighborhood-serving commercial retail uses may be constructed in lieu of the 55,000-square-foot grocery store. The proposed uses would primarily be located within one building approximately 262.5 feet in height. In addition, six bungalows within the Project Site that are part of a designated California Register historic district would be relocated within the Project Site and adaptively reused pursuant to a Preservation Plan. The bungalows may be used for restaurant uses or as residential units.

ENVIRONMENTAL SETTING:

The Project Site is located in a highly urbanized area. Surrounding uses in the vicinity include commercial and residential uses, and the Sunset Vine tower to the north; multi-family residential uses to the east; hospital/medical uses to the northeast; commercial and single-family residential uses to the south; and the BuzzFeed Studios to the west.

PROJECT LOCATION

The Project Site is located in the Hollywood community of the City of Los Angeles, approximately 6 miles northwest of downtown Los Angeles and approximately 11 miles east of the Pacific Ocean. Primary regional access is provided by the Hollywood Freeway (US-101), which runs north-south approximately 0.7 mile to the east of the Project Site. Major arterials providing regional access to the Project Site include Sunset Boulevard, Fountain Avenue, and Vine Street. In addition, the Metro Red Line Hollywood and Vine Station, is located approximately 0.4 mile north of the Project Site. The Project Site is specifically bounded by De Longpre Avenue to the north, Afton Place to the south, and Vine Street to the west.

PLANNING DISTRICT Hollywood Community Plan		STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED 1988
EXISTING ZONING C4-2D-SN, (T)(Q)C2-2D, R4-2D, and R3-1XL	MAX. DENSITY ZONING Please refer to Attachment A	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONE [Q]C4-2-SN, [Q]C4-2, R3-1XL	MAX. DENSITY PLAN Please refer to Attachment A	
SURROUNDING LAND USES Commercial and Residential	PROJECT DENSITY Please refer to Attachment A	

 **DETERMINATION (To be completed by Lead Agency)**

On the basis of this initial evaluation:

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

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

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

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

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

Sarah Molina Pearson

SIGNATURE

City Planner

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

 **BACKGROUND**

PROPONENT NAME	PHONE NUMBER
ONNI Capital, LLC	213-629-2041
PROPONENT ADDRESS	
315 W. 9th Street, Suite 801, Los Angeles, CA 90015	
AGENCY REQUIRING CHECKLIST	DATE SUBMITTED
City of Los Angeles, Department of City Planning	June 2017
PROPOSAL NAME (If Applicable)	
1360 N Vine Street Project	

 **ENVIRONMENTAL IMPACTS**

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code §7050.5(b))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, caused in whole or in part by the project's exacerbation of the existing environmental conditions? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse caused in whole or part by the project's exacerbation of the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing environmental conditions?				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment caused in whole or in part from the project's exacerbation of existing environmental conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

adopted emergency response plan or emergency evacuation plan?

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands caused in whole or in part from the project's exacerbation of existing environmental conditions?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

IX. HYDROLOGY AND WATER QUALITY. Would the project:

- a. Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
- f. Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------
- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------
- j. Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

X. LAND USE AND PLANNING. Would the project:

- a. Physically divide an established community?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE. Would the project result in:				
a. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. RECREATION.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVII. TRIBAL CULTURAL RESOURCES.

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
commitments?				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

PREPARED BY	TITLE	TELEPHONE #	DATE
Stephanie Eyestone-Jones Eyestone Environmental	President	424-207-5333	June 2017

A. Project Description

Attachment A: Project Description

1. Introduction

ONNI Capital, LLC, the Applicant, proposes to develop a mixed-use project on an 81,050-square-foot site located within the Hollywood Community of the City of Los Angeles (the Project).¹ The Project includes the construction of up to 429 new residential units, including 15 live-work units and 16 units designated for Very Low Income households, a 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, up to 8,988 square feet of restaurant uses, and a minimum of 677 vehicle parking spaces.² Alternatively, approximately 50,000 square feet of office uses and approximately 5,000 square feet of additional neighborhood-serving commercial retail uses may be constructed in lieu of the 55,000-square-foot grocery store.³ The proposed uses would primarily be located within one building approximately 262.5 feet in height. In addition, six bungalows within the Project Site that are part of a designated California Register historic district would be relocated within the Project Site and adapted for reuse pursuant to a Preservation Plan. These bungalows may be used for restaurant uses or as residential units. Upon completion, approximately 484,421 square feet of floor area would be located within the Project Site. To provide for the new uses, an eight-unit multi-family building, low-rise commercial buildings, and ancillary buildings adjacent to the bungalows that are non-contributing features to the historic district would be removed. As part of the Project, an additional 19 units designated for Very Low Income households would be developed off-site at a location to be determined.

¹ *The Project Site is 81,050 net square feet and 89,500 gross square feet. The net lot area accounts for street dedications.*

² *As part of the Project, an additional 19 units designated for Very Low Income households would be provided off-site.*

³ *Under this option, the footprint, height and massing of the Project would not change.*

2. Project Location and Setting

a. Project Location

As shown in Figure A-1 on page A-3, the Project Site is located in the Hollywood Community of the City of Los Angeles, approximately 6 miles northwest of downtown Los Angeles and approximately 11 miles east of the Pacific Ocean. Primary regional access is provided by the Hollywood Freeway (US-101), which runs north-south approximately 0.7 mile to the east of the Project Site. The Project Site is specifically bounded by De Longpre Avenue to the north, Afton Place to the south, and Vine Street to the west. Major arterials providing regional access to the Project Site vicinity include Sunset Boulevard, Fountain Avenue, and Vine Street. In addition, the Metro Red Line Hollywood and Vine Station, is located approximately 0.4 mile north of the Project Site.

b. Surrounding Uses

The Project Site is located in a highly urbanized area. Surrounding uses in the vicinity of the Project Site include commercial and residential uses, and the Sunset Vine tower to the north; multi-family residential uses to the east; hospital/medical uses to the northeast; commercial and single-family residential uses to the south; and the BuzzFeed Studios to the west. Within the Project vicinity, major arterials such as Sunset Boulevard are generally developed with more dense residential and commercial development, while lower density mixed-use and residential areas are located along the adjacent collector streets.

c. Existing Project Site Conditions

(1) Existing Conditions

As shown in Figure A-2 on page A-4, the Project Site consists of 13 contiguous lots with a net lot area of 81,050 square feet.⁴ As shown in the photographs provided in Figure A-3 through Figure A-6 on pages A-5 to A-8, the Project Site is currently occupied by a mix of uses that consist of a 17,100-square-foot post-production facility, an 8,044-square-foot commercial building, six bungalows that comprise approximately 8,988 square feet of floor area, and an eight-unit multi-family residential building comprised of approximately 7,700 square feet of floor area. The 8,044-square-foot commercial building includes two restaurants, a convenience store, a pawn shop, and an insurance services store. The

⁴ As noted above, the net lot area accounts for street dedications. The gross lot area without street dedications is 89,500 square feet.

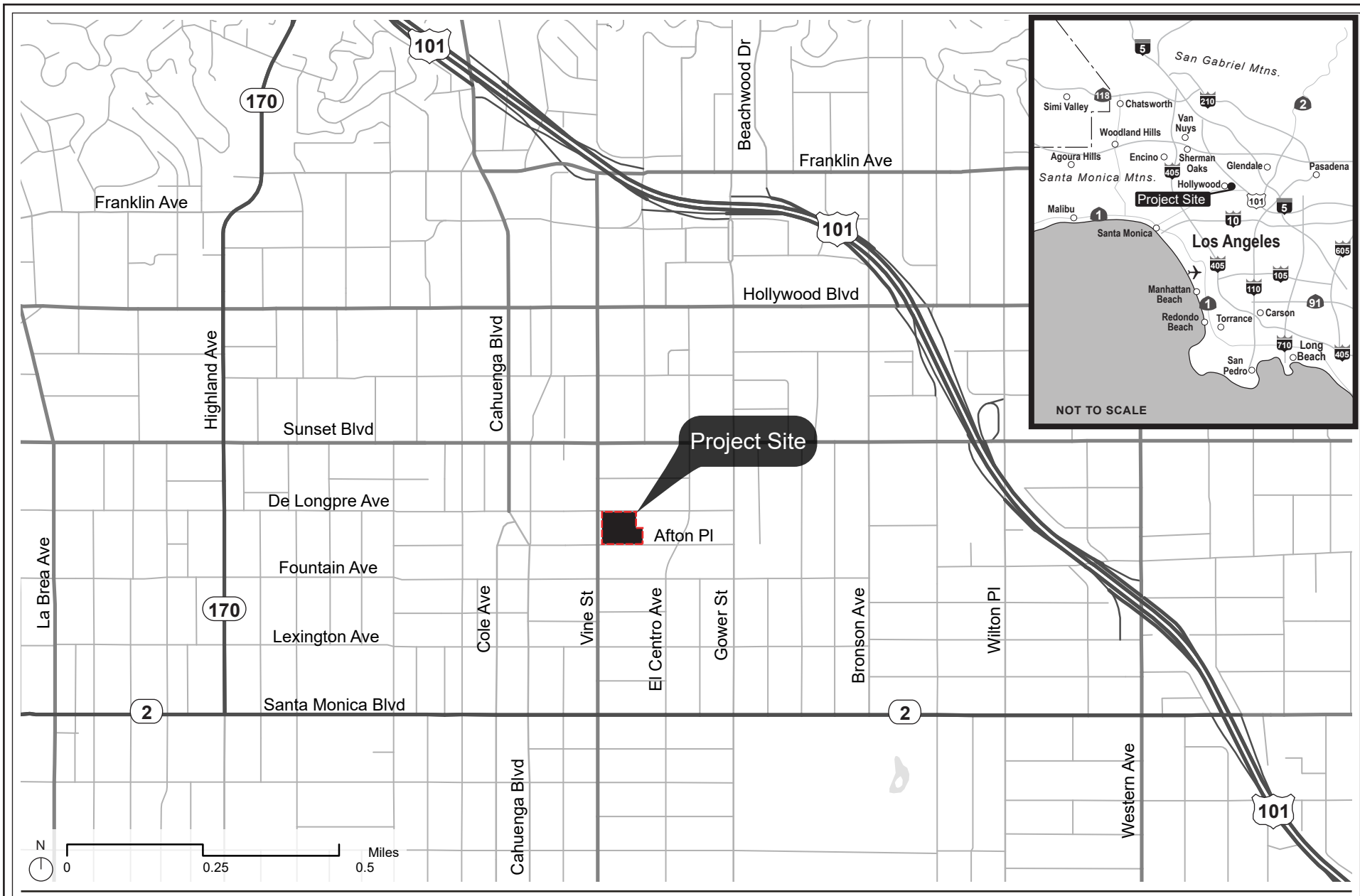


Figure A-1
Project Location Map

Source: Los Angeles County GIS, 2015.



Figure A-2
Plan View



Figure A-3
Aerial of Project Site Looking North



Figure A-4
Existing Uses along Vine Street



Figure A-5
Existing Uses along De Longpre Avenue



Figure A-6
Existing Uses along Vine Street (further south)

six historic bungalows on the eastern portion of the site are contributing structures within the Afton Square District, a designated California Register historic district. There are also ancillary buildings such as sheds and garages adjacent to the bungalows that are non-contributing features to the historic district. A surface parking lot is also located behind the commercial building.

The Project Site is relatively flat. Ornamental landscaping, including trees and shrubs within yards, is located within the northeastern portion of the site surrounding the bungalows along De Longpre Avenue. Limited ornamental landscaping is provided within the remainder of the Project Site. In addition, six total street trees are located along Afton Place and along Vine Street.

(2) Existing Land Use and Zoning

The Project Site is located within the Hollywood Community Plan (Community Plan) area, adopted in December 1988, and reinstated in 2014. Under the Community Plan, the Project Site is designated for Regional Center Commercial land uses for the eight western parcels nearest to Vine Street and Medium Residential for the remainder of the site.

The Project Site consists of several lots of various zones and height designations including: C4-2D-SN, (T)(Q)C2-2D, R4-2D, and R3-1XL. The four western lots are zoned C4-2D-SN (Commercial, Height District 2 with Development Limitation, Signage Supplemental Use District). The Commercial zones permit a wide array of land uses, such as retail stores, offices, hotels, schools, parks, and theaters. The C4 zone also permits any land use permitted in the R4 (Multiple Residential) zone, which includes single-family dwellings, two-family dwellings, apartment houses, multiple dwellings, and home occupations. The C4 zone normally limits residential density to the R4 zone standard of 400 square feet of lot area per dwelling unit; however, Los Angeles Municipal Code (LAMC) Section 12.22-A,18 permits mixed-use projects on commercially zoned sites designated as Regional Center Commercial to utilize the R5 zone density calculation of 200 square feet of lot area per dwelling unit. Height District 2 within the C4 zone normally does not impose a limitation on height and permits a maximum Floor Area Ratio (FAR) of 6:1. However, the existing "D" Limitation, pursuant to Ordinance No. 165,652 effective May 6, 1990, indicates that the FAR is limited to 2:1. The "SN" suffix indicates that the Project Site is located in the Hollywood Signage Supplemental Use District, pursuant to Ordinance No. 176,172 effective October 4, 2004, and further amended pursuant to Ordinance No. 181,340 effective November 17, 2010, which allows certain types of signage otherwise not permitted by the LAMC.

One lot on the northern portion of the Project Site, along De Longpre Avenue, is zoned (T)(Q)C2-2D (Commercial, Height District 2 with Development Limitation). The C2

zone also permits any land use permitted in the R4 (Multiple Residential) zone. The Regional Center Commercial land use for this lot also permits the R5 zone density calculation of 200 square feet of lot area per dwelling unit. In addition, Height District 2 within the C2 zone normally does not impose a height limitation and permits a maximum FAR of 6:1. However, the “Q” Condition and “D” Limitation, pursuant to Ordinance No. 168,948 effective September 4, 1993, includes several landscaping, signage, and security requirements and limits the FAR to 2:1 (as previously limited pursuant to Ordinance No. 165,652).

Two lots on the southern portion of the Project Site along Afton Place, and one lot on the northern portion of the Project Site, along De Longpre Avenue, are zoned R4-2D. The R4 zone allows multiple dwelling and apartment house uses, requiring a minimum lot area of 400 square feet per dwelling unit. These lots are located within the 2 Height District that does not limit height although the “D” Limitation, pursuant to Ordinance No. 165,652 effective May 6, 1990, limits the FAR to 2:1.

Five lots within the eastern portion of the Project Site are zoned R3-1XL. The R3 zone multiple dwelling and apartment house uses, requiring a minimum lot area of 800 square feet per dwelling unit. The 1XL Height District limits development to two stories and 30 feet in height with an FAR of 3:1.

The Project Site is also within the boundaries of the Hollywood Redevelopment Project Area (Redevelopment Plan), and the Los Angeles State Enterprise Zone (Hollywood Region). Projects located in an Enterprise Zone are permitted to utilize a lower parking ratio for commercial office, business, retail, restaurant, bar, and related uses. Pursuant to LAMC Section 12.21-A,4(x)(3), the minimum parking requirement for such commercial uses in an Enterprise Zone is two parking spaces for every 1,000 square feet of combined gross commercial floor area.

3. Description of the Project

a. Project Overview

The Applicant proposes to develop a mixed-use project on an 81,050-square-foot site (1.86 acres) located in Hollywood.⁵ As described in more detail below and shown in Table A-1 on page A-11, the Project would provide 429 new residential units, an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of

⁵ As noted previously, the gross lot area is 89,500 square feet or 2.06 acres.

**Table A-1
Summary of Proposed Floor Area**

Land Use	Existing Development^a (sf/du)	Proposed New Development (sf/du)	Existing to Remain (sf/du)	Total Upon Completion (sf/du)	Net New (sf/du)
Residential	7,700 sf (8 du)	415,433 sf (429 du)	^c	415,433 sf ^c (429 du)	407,733 sf (421 du)
Grocery Store	0 sf	55,000 sf ^d	0 sf	55,000 sf ^d	55,000 sf
Post Production	26,088 sf ^b	0 sf	0 sf	0 sf	-(26,088) sf
Retail/Restaurant	8,044 sf	5,000 sf	8,988 sf (reuse of 6 bungalows) ^c	13,988 sf ^c	5,994 sf
Total Floor Area	41,832 sf	475,433 sf	8,988 sf (6 bungalows)	484,421 sf	442,639 sf

sf = square feet

du = dwelling unit

^a *Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”*

^b *Includes the square footage for the six bungalows that are currently used for office/post production uses.*

^c *The six bungalows located on-site currently used for office/post production uses are proposed to be used for either restaurant use or as residential units. The square footage totals account for this option.*

^d *The Project also includes an option to develop 50,000 square feet of office uses and 5,000 square feet of additional neighborhood-serving commercial retail uses in lieu of 55,000 square feet of grocery store uses.*

Source: ONNI Capital, LLC, 2017.

neighborhood-serving commercial retail uses, and up to approximately 8,988 square feet of restaurant uses. Alternatively, approximately 50,000 square feet of office uses and approximately 5,000 square feet of additional neighborhood-serving commercial retail uses would be constructed in lieu of the 55,000-square-foot grocery store.⁶ The six historic bungalows within the Project Site, that are currently used for post-production, would be relocated and adapted for reuse as described below within the eastern portion of the Project Site and would be used for restaurant uses or as residential units. During grading

⁶ *Under this option, the footprint, height, and massing of the Project would not change.*

and construction activities, the bungalows would be temporarily removed from the Project Site.

The residential uses would comprise up to approximately 415,433 square feet of floor area and would include approximately 7,500 square feet of indoor residential amenity space. To support these uses, a minimum of 677 vehicle parking spaces (557 residential and 120 commercial/retail parking spaces) would be provided within four subterranean levels. In addition, a total of 532 bicycle parking spaces (73 short-term and 459 long-term bicycle parking spaces) would be provided outdoors and within a secure subterranean area.

To accommodate the Project, the existing low-rise commercial buildings and an eight-unit multi-family building within the eastern portion of the Project Site would be removed. There are also ancillary buildings such as sheds and garages adjacent to the bungalows that are non-contributing features to the historic district that would be removed. In addition, a Preservation Plan would be implemented to relocate and adapt for reuse the six historic bungalows on the eastern portion of the Site. As noted above, these bungalows may be repurposed for restaurant uses or used as residential units.

As shown in Figure A-7 through Figure A-9 on pages A-13 through A-15, the new uses would be located within a high-rise building with four levels of subterranean parking and an emergency helipad on the rooftop. The maximum height of the building would be approximately 262.5 feet. As shown in Figure A-10 on page A-16, the ground floor of the building would include neighborhood-serving commercial retail uses that would front Vine Street with access to the grocery store or office space on level two. The remainder of the ground floor would include vehicular access driveways, grocery truck loading, residential lobbies, and 15 live-work spaces with individual entrances from Afton Place, De Longpre Avenue and an internal pedestrian walkway. The third floor would include an outdoor resident amenity pool deck and approximately 7,500 square feet of indoor residential amenity space flanked by 24 residential units. Levels four through 20 would contain the remaining residential units, including five penthouse units on the uppermost level. Overall, the new building would comprise approximately 475,433 square feet of floor area.

The proposed residential unit mix is diverse and is anticipated to include 69 studio units, 134 one-bedroom units, and 226 two-bedroom units of varying configurations. The units would vary in size from 525 square feet (studio unit) to 3,000 square feet (penthouse unit).

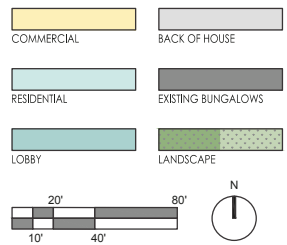


Figure A-7
Conceptual Site Plan



Figure A-8
Conceptual Rendering
Looking Northwest Across Project Site



Figure A-9
Conceptual Rendering
Looking North on Vine Street

b. Building Design

As shown in the Conceptual Site Plan provided in Figure A-7 on page A-13, the new high-rise building would be located within the western portion of the Project Site, fronting Vine Street, Afton Place and De Longpre Avenue, while the six bungalows would be relocated along the eastern portion of the Project Site. The proposed high-rise building has been designed in a contemporary architectural style with the main façade along the Vine Street frontage. The high-rise building will feature a tiered transition from the highest point of the building along Vine Street to the lower scaled historic bungalows and other residential uses to the east. The new building would be separated from the relocated bungalows on the eastern portion of the Project Site by an approximately 47-foot publicly accessible buffer that would include pedestrian walkways that lead to the bungalows and the ground floor live-work entrances of the new building. As shown in Figure A-8 and Figure A-9 on pages A-14 and A-15, the high-rise building's west façade would be similar in height to other high-rise buildings along Vine Street, while the east façade would be terraced and diminishing in scale.

As shown in Figure A-11 and Figure A-12 on pages A-18 and A-19, the Project has also been designed to provide an enhanced pedestrian environment. Pedestrian access within and around the Project would include landscaped sidewalks along Vine Street, Afton Place, and De Longpre Avenue. In addition, the 47-foot buffer between the high-rise building and bungalows would include abundant landscaping and trees. New landscaping and trees would be planted between each bungalow along the eastern boundary line.

c. Open Space and Recreational Amenities

Overall, the Project would provide 60,505 square feet of open space, exceeding the 55,850 square feet of open space required by the LAMC. The grade level of the Project Site would include approximately 13,155 square feet of publicly accessible outdoor landscaped open space located between the new high-rise building and relocated bungalows, and a 3,400-square-foot resident lounge and a dog run. The third level of the new building would include a 14,800-square-foot outdoor amenity deck with recreational features such as a pool with chaise lounges, seating areas, fire pits, and as described further below, new trees and shrubs. In addition, interior residential amenity spaces on the third level totaling approximately 7,500 square feet would abut the pool amenity deck and may include a fitness center and club room. The Project would also provide 21,650 square feet of private balconies.

There are seven on-site trees located within the Project Site and six street trees located along Afton Place and Vine Street. None of the trees are of a species that is protected by the LAMC. Of these trees, six on-site trees and one street tree would be



Figure A-11
Conceptual Rendering
Looking North Through Project Site



Figure A-12
Conceptual Rendering
Looking East Along Afton Place

removed. The street tree would be replaced on a minimum 2:1 basis with a minimum of 24-inch box trees or as determined by the Department of Public Works.

Extensive landscaping and trees would be provided at the Project's ground floor along the sidewalk, between the new high-rise building and historic bungalows, and at the entrances to the ground floor live-work units and bungalows. In addition, the Project's amenity deck would be landscaped with trees and planters. A total of 108 new trees would be provided on-site. These trees would be planted throughout the ground and amenity levels of Project Site and would consist of purple peppermint trees, gold medallion trees, honey locusts, jacarandas, crape myrtle, non-fruiting olive, date palms, and blue podocarpus. New shrubs and perennials to be planted that would include harmony, agaves, golden breath of heaven, dianella, euphorbia, dwarf purple fringe flowers, little Ollie, Mexican weeping bamboo, ornamental grasses and grass-like plants, silver sheen, yuccas, mixed succulents, blue sedge, and low-water use turf substitute.

d. Signage and Lighting

Project signage would be designed to be aesthetically compatible with the contemporary architectural style of the Project and other signage in the area. Additionally, the Project is within the Hollywood Signage Supplemental Use District and would comply with all requirements under this district. Proposed signage would include mounted project identity signage, building and commercial tenant signage, and general ground-level and wayfinding pedestrian signage. Wayfinding signs would be located at parking garage entrances, elevator lobbies, vestibules, and residential corridors.

Exterior lighting along the public areas would include pedestrian-scale (i.e., lower to the ground, spaced closer together) fixtures. Exterior lighting would incorporate low-level exterior lights on the building and along pathways for security and wayfinding purposes. In addition, low-level lighting to accent signage, architectural features, and landscaping elements would be incorporated throughout the site. Project lighting will be designed to minimize light trespass from the Project Site and would comply with all LAMC requirements.

All new street and pedestrian lighting within the public right-of-way would comply with applicable City regulations and would require approval from the Bureau of Street Lighting in order to maintain appropriate and safe lighting levels on sidewalks and roadways while minimizing light and glare on adjacent properties.

e. Access, Circulation and Public Transportation

Vehicular access for both the commercial and residential components of the Project would be provided via driveways along both Afton Place and De Longpre Avenue into the subterranean parking garage. No vehicular access off of Vine Street is proposed.

Pedestrian access to the ground-floor neighborhood-serving commercial retail uses would be from Vine Street. Project residents would access the building and lobbies from entrances located on both Afton Place and De Longpre Avenue. The Project area generally has a mature network of pedestrian facilities including sidewalks, crosswalks and pedestrian safety features. Approximately 8- to 18-foot-wide sidewalks are provided throughout the Project vicinity. In addition, Vine Street and Fountain Avenue are designated bicycle routes.

There are multiple public transportation options in the immediate area of the Project Site. In particular, the Metro Red Line Hollywood/Vine Station is located approximately 0.4 mile north of the Project. Additionally, the Los Angeles County Metropolitan Transportation Authority (Metro) and Los Angeles Department of Transportation (LADOT) operate numerous bus lines with stops located in close proximity to the Project Site. In particular, Metro local bus route 210 runs along Vine Street in the northbound/southbound direction. Bus stops for this line are located directly north of De Longpre Avenue for the northbound direction, and across from the Project Site on Vine Street directly south of De Longpre Avenue for the southbound direction. In total, five local Metro (Routes 210, 4, 2, 302, 175, and 217), two Metro Rapid (Routes 780 and 704), and two DASH lines (Hollywood/Wilshire Larchmont Shuttle and Hollywood) service the area.

f. Parking

The Project requires and would provide a minimum of 677 vehicular parking spaces per LAMC requirements for Density Bonus Parking Option No. 1 for the residential uses and the Enterprise Zone for the commercial uses. These parking spaces would be provided within four subterranean levels. In addition, in accordance with the LAMC, a total of 532 bicycle parking spaces (73 short-term and 459 long-term bicycle parking spaces) would be provided. Consistent with the Bicycle Parking Ordinance requirements, short-term bike parking spaces would be provided outside the building in close proximity to the Project's entrances, and the long-term bicycle parking would be provided inside the subterranean parking in secured areas.

g. Density

The C4 zone, in conjunction with the Project Site's Regional Center Commercial land use designation and pursuant to LAMC Section 12.22-A,18, permits density equivalent to the R5 (Multiple Residential) zone, or one dwelling unit per 200 square feet of lot area. With approval of the requested Zone Change, the 55,000-square-foot portion of the Site located within the C4 zone would permit a maximum of 275 dwelling units. The 34,500-square-foot R3 zoned portion of the Site permits one dwelling unit per 800 square feet of lot area, which would permit 44 dwelling units (34,500 SF/800 SF). Thus, a total of 319 dwelling units would be permitted across the Site.

Pursuant to LAMC Section 12.22-A,25, the Project includes a request for a 35-percent density bonus for a total of 429 dwelling units by designating 11 percent of the permitted base density (35 units) for Very Low Income Households. The Project also requests approval of two on-menu incentives to: (1) calculate density prior to street dedications pursuant to LAMC Section 12.22-A,25(F)(7); and (2) average density across the Project Site pursuant to LAMC Section 12.22-A,25(F)(8). In addition, in accordance with LAMC Section 12.22-A,25.G(3), the Project also requests two Waiver of Development Standards: (1) to permit a 50-percent floor area increase within the C4 zoned parcels; and (2) to permit 5 percent of the units designated for Very Low Income households (16 units) to be located on-site and 6 percent to be located off-site (19 units).

h. FAR and Setbacks

The lot area of the R3 zoned portion of the Project Site is 27,875 square feet with a 3:1 FAR, which would allow 83,625 square feet of floor area. The Project proposes 8,988 square feet of floor area within the R3 zone where the six historic bungalows would be relocated. With approval of the proposed Zone and Height District Change, the lot area of the C4 zoned portion of the Site after dedications is 53,175 square feet with a 6:1 FAR. Therefore, the C4 zoned portion of the Site would permit 319,050 square feet of floor area. The Project requests a Waiver of Development Standard to permit a 50-percent floor area increase within the C4 zoned parcels to permit 475,433 square feet of floor area within the C4 zone. Overall, the total proposed FAR for the Project Site is 5.98:1.⁷

The Project's frontage within the proposed C4 zone portion abutting Vine Avenue, Afton Place, and De Longpre Avenue require no setbacks. As shown in the Conceptual Site Plan provided in Figure A-7 on page A-13, the relocated bungalows would observe the required 5-foot side yard setback along Afton Place and De Longpre Avenue, and a 15-foot

⁷ This is based on the net square footage of 81,050. The FAR for the gross site area would be 5.4:1.

rear yard along the eastern property line. As discussed below, pursuant to LAMC Section 12.32-R, a building line removal is requested to remove the 10-foot building line along Vine Street.

i. Sustainability Features

The Project has been designed and would be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. These standards would reduce energy and water usage and waste and, thereby, reduce associated greenhouse gas emissions and help minimize the impact on natural resources and infrastructure. The sustainability features to be incorporated into the Project would include, but would not be limited to WaterSense-labeled plumbing fixtures and weather-based controller and drip irrigation systems to promote a reduction of indoor and outdoor water use; Energy Star-labeled appliances; and water-efficient landscape design.

(a) CEQA Guidelines Appendix F

In accordance with CEQA Guidelines Appendix F, the EIR will provide further information as to energy conservation, energy implications, and the energy-consuming equipment and processes that would be used during Project construction and operation. Design features of the Project, energy supplies that would serve the Project, and total estimated daily vehicle trips that would be generated by the Project will also be analyzed. In addition, while development of the Project would not be anticipated to cause the wasteful, inefficient, and unnecessary consumption of energy and would be consistent with the intent of Appendix F of the CEQA Guidelines, further analysis of the Project's consistency with Appendix F will also be provided in the EIR.

4. Project Construction and Scheduling

Construction of the Project would commence with demolition of the existing commercial structures, the multi-family residential building and surface parking areas and relocation of the six bungalows. This phase would be followed by grading and excavation for the subterranean parking garage. Building foundations would then be laid, followed by building construction, paving/concrete installation, and landscape installation. Project construction is anticipated to be completed in 2021. The estimated depths of excavation expected for the subterranean parking and building foundations would be up to approximately 40 feet below grade. It is estimated that approximately 142,000 cubic yards of export material (e.g., concrete and asphalt surfaces) and soil would be hauled from the Project Site during the demolition and excavation phase. As part of the Project, a Construction Traffic Management Plan would be implemented during construction to

minimize potential conflicts between construction activity and through traffic. The Construction Traffic Management Plan would be subject to LADOT review and approval.

5. Necessary Approvals

The City of Los Angeles has the principal responsibility for approving the Project. Approvals required for development of the Project may include, but not limited to, the following:

- Pursuant to LAMC Section 12.32-Q, a Vesting Zone and Height District Change from C4-2D-SN to [Q]C4-2-SN and from (T)(Q)C2-2D and R4-2D to [Q]C4-2 for the eight westerly parcels within the Regional Center Commercial land use designation.
- Pursuant to LAMC Section 12.32-R, a Building Line Removal to remove a 10-foot building line along Vine Street.
- Pursuant to LAMC Section 12.22-A,25, Density Bonus Compliance Review for a 35-percent density bonus with 11 percent or 35 units designated for Very Low Income Households and two on-menu incentives and two Waiver of Development Standards (Off-Menu).
 - Pursuant to LAMC Section 12.22-A,25(F)(7), an On-Menu incentive to calculate density prior to street dedications.
 - Pursuant to LAMC Section 12.22-A,25(F)(8), an On-Menu incentive to average density across the C4-2-SN and R3-1XL zones.
 - Pursuant to LAMC Section 12.22-A,25(G)(3), a Waiver of Development Standard to permit a 50-percent Floor Area Increase within the C4 zoned parcels.
 - Pursuant to LAMC Section 12.22-A,25(G)(3), a Waiver of Development Standard to permit 5 percent units designated for Very Low Income Households (16 units) to be located on-site and 6 percent to be located off-site (19 units).
- Pursuant to LAMC Section 16.05-C,1, Site Plan Review for up to 429 residential units and up to 68,988 square feet of commercial uses.
- Pursuant to LAMC Section 12.24-W,1, Master Conditional Use Permit to allow one off-site license and one on-site license for the sale of a full line of alcoholic beverages for a grocery store, and three on-site licenses for the sale of a full line of alcoholic beverages within three restaurants.

- Pursuant to LAMC Section 12.24-X,12, a Zoning Administrator's Determination to allow commercial uses within six relocated historic bungalows designated on the California Register within the R3-1XL zone.
- Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the merger and resubdivision of the project site into three ground lots and for condominium purposes.
- Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement.
- Approval of a Tree Removal Permit by the Board of Public Works.
- Certification of an Environmental Impact Report;
- Haul route approval, as may be required; and
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

B. Explanation of Checklist Determinations

Attachment B: Explanation of Checklist Determinations

The following discussion provides responses to each of the questions set forth in the City of Los Angeles Initial Study Checklist. The responses below indicate those issues that are expected to be addressed in an environmental impact report (EIR) and demonstrate why other issues would not result in potentially significant environmental impacts and thus do not need to be addressed further in an EIR. The questions with responses that indicate a “Potentially Significant Impact” do not presume that a significant environmental impact would result from the Project. Rather, such responses indicate those issues that will be addressed in an EIR with conclusions of impact reached as part of the analysis within the EIR.

I. Aesthetics

In September 2013, Governor Jerry Brown signed Senate Bill (SB) 743, which became effective on January 1, 2014. Among other provisions, SB 743 adds Public Resources Code (PRC) 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.” PRC Section 21099 defines a “transit priority area” as an area within 0.5 mile of a major transit stop that is “existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations.” PRC Section 21064.3 defines “major transit stop” as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” PRC Section 21099 defines an infill site as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. This state law supersedes the aesthetic impact thresholds in the 2006 L.A. CEQA Thresholds Guide, including those established for aesthetics, obstruction of views, shading, and nighttime illumination. In addition, consistent with SB 743, the City issued Zoning Information File 2452 (ZI 2452) regarding aesthetic and parking impacts for specified

projects located in a transit priority area. ZI 2452 summarizes the provisions of SB 743 and specifies that visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impacts as defined in the City's CEQA Thresholds Guide shall not be considered an impact for infill projects within transit priority areas.

The Project is a mixed-use residential development which is entirely within 0.5 mile of a major transit stop (i.e., the Hollywood/Vine Metro Station 0.4 miles north of the Project Site), and meets PRC Section 21099's definition of an infill site as a lot located within an urban area that has been previously developed. Therefore, pursuant to SB 743 and ZI 2452, the Project's aesthetic impacts shall not be considered a significant impact on the environment. Nevertheless, the following aesthetics analysis is provided for informational purposes. No further evaluation of this topic in an EIR is required.

Would the project:

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

Less Than Significant Impact. A scenic vista is a view of a valued visual resource. Scenic vistas generally include views that provide visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest.

As described in Attachment A, Project Description, of this Initial Study, the Project Site is currently occupied by a mix of uses that consist of a 17,100-square-foot post-production facility, an 8,044-square-foot commercial building, an eight-unit multi-family residential building, and six historic bungalows that are listed as contributing structures to the Afton Square District, a designated California Register historic district. The six historic bungalows would be retained and relocated on the Project Site as part of the Project. There are also ancillary buildings such as sheds and garages adjacent to the bungalows that are non-contributing features to the historic district.

Scenic vistas of the buildings within the Afton Square District from public rights-of-way are limited due to the predominantly flat terrain of the vicinity and the dense, intervening development that blocks long-range, expansive views. Other visual resources that can be seen in combination with the Project Site include limited views of the Hollywood Hills. Public views of the Hollywood Hills in the vicinity of the Project Site are primarily available along Vine Street and along intermittent portions of De Longpre Avenue north of the Project Site. Public views of the Hollywood Hills from Afton Place south of the Project Site are generally not present due to existing development located north of Afton Place.

As shown in Figures A-4 and A-5 of Attachment A, Project Description, of this Initial Study, while the Project would develop a new high-rise tower on Vine Street, public views of the Hollywood Hills from Vine Street would continue to be provided to the north. In addition, as the western portion of the Project Site is already developed with a two-story building, the new high-rise tower within the western portion of the Project Site would not block any existing expansive views of the Afton Square District from Vine Street. Public views of buildings within this historic district would also continue to be provided from Afton Place and De Longpre Avenue.

Panoramic views that include the Project Site are available from a variety of vantage points in the Hollywood Hills to the north. As is the case under existing conditions, future views with implementation of the Project would continue to depict the highly urbanized area stretching from Hollywood to downtown Los Angeles. Despite the increase in building height and density that would result from the Project, the Project Site would remain difficult to discern within the greater fabric of urban development. In terms of long-range views, the Project would not interfere with current views of the downtown skyline and distant horizon line that are available from public rights-of-way within the Hollywood Hills.

Based on the analysis above, the Project would not have a substantial adverse effect on a scenic vista. In accordance with SB 743 and ZI 2452, impacts would not be considered significant.

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

Less Than Significant impact. While the Project Site contains historic resources, the Project Site is not located along a state scenic highway. The nearest officially eligible state scenic highway is along the Foothill Freeway (I-210), approximately 10.5 miles northeast of the Project Site,¹ and the nearest City-designated scenic parkway is along Mulholland Drive, approximately 1.6 miles northwest of the Project Site.² Additionally, the aforementioned historic bungalows would be relocated within the Project Site and adapted for reuse pursuant to a Preservation Plan. As discussed further below, the Project Site does not include protected trees. In addition, the Project Site does not include rock outcroppings, or other natural features. Therefore, the Project would not substantially damage scenic resources, including those located within a state or

¹ *California Scenic Highway Mapping System, Los Angeles County, www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed February 7, 2017.*

² *Mobility Plan 2035, Map A4, Citywide General Plan Circulation System—Central, Midcity Subarea.*

City-designated scenic highway. In accordance with SB 743 and ZI 2452, impacts would not be considered significant.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. Relative to surrounding development, an inconsistent visual character is currently evident throughout the Project vicinity due to the eclectic nature and varying age of existing buildings and their associated variations in architecture, building heights, massing, and materials. There is a wide range of aesthetic characteristics and contrasts within the City of Los Angeles due to the intermingled suburban neighborhoods, dense urban areas, hillside residential areas, and accompanying urban fabric and infrastructure, as is evident in the vicinity of the Project Site. In the surrounding community and region, the aesthetic environment reflects a multitude of interspersed low-, mid-, and high-rise structures with commercial and residential uses and associated infrastructure with no discernible theme. An analysis of the Project's potential impacts to the existing visual character of the Project Site and surrounding area is provided below.

Construction

Construction activities generally cause a temporary contrast to, and disruption in, the general order and aesthetic character of an area. Although temporary in nature, construction activities may cause a visually unappealing quality in a community. During construction activities for the Project, the visual appearance of the Project Site would be altered due to the removal of the existing structures and the presence of construction equipment. Some of the activity would be visible from roadways adjacent to the Project Site, as well as to viewers within nearby buildings. In accordance with City requirements, temporary construction fencing would be placed along the periphery of the Project Site to screen much of the construction activity from view at the street level, and graffiti would be removed, as needed, from all temporary walkways and construction fencing throughout the Project construction period.

There are seven on-site trees located within the Project Site and six street trees located along Afton Place and Vine Street. None of the trees are of a species that is protected by the Los Angeles Municipal Code (LAMC). Of these trees, six on-site trees and one street tree would be removed. The on-site trees would be replaced with approximately 108 trees of various species. In addition, the street tree would be replaced on a minimum 2:1 basis with a minimum of 24-inch box trees or as determined by the Department of Public Works. Thus, the removal of these trees during construction activities would not substantially alter or degrade the existing visual character of the Project area.

Overall, while affecting the visual character of the Project area on a short-term basis, Project construction activities would not substantially alter or degrade the existing visual character or quality of the Project Site and surrounding area, for the following reasons: (1) views of construction activity would be limited in duration and location; (2) the Project Site appearance would be typical of construction sites in urban areas; (3) construction would occur within an urban setting with a high level of human activity and development; and (4) construction fencing would be placed along the periphery of the Project Site to screen much of the construction activity from view at the street level. In accordance with SB 743 and ZI 2452, impacts would not be considered significant.

Operation

The Project Site is currently occupied by a mix of uses that consist of a 17,100-square-foot post-production facility, an 8,044 square-foot commercial building, six bungalows that comprise approximately 8,988 square feet of floor area, and an eight-unit multi-family residential building approximately 7,700 square feet in size. There are also ancillary buildings such as sheds and garages adjacent to the bungalows that are non-contributing features to the historic district. All of these buildings would be removed, with the exception of the six existing bungalows that would be relocated to the eastern portion of the Project Site. The existing buildings to be removed are not scenic resources. As shown in the Conceptual Site Plan provided in Figure A-3 of Attachment A, Project Description, the high-rise building would be located on the western portion of the Project Site while the bungalows would be relocated on the eastern portion of the Project Site. The proposed high-rise building has been designed in a contemporary architectural style with the main façade along the Vine Street frontage. The high-rise building will feature a tiered transition from the highest point of the building along Vine Street to the lower scaled historic bungalows and other residential uses to the east. The high-rise building will feature a tiered transition from the highest point of the building along Vine Street to the lower scaled historic bungalows and other residential uses to the east. The new building would be separated from the relocated bungalows on the eastern portion of the Project Site by an approximately 47-foot buffer that would include pedestrian walkways that lead to the bungalows and the ground floor live-work entrances of the new building. As shown in Figures A-4 and A-5 of Attachment A, Project Description, the high-rise building's west façade would be similar in height to other high-rise buildings along Vine Street, while the east façade would be terraced and diminishing in scale. Additionally, proposed parking on-site would be designed to maximize efficiency and minimize visual impacts. The on-site parking would be located within four subterranean levels, fully screened from off-site public views along surrounding streets.

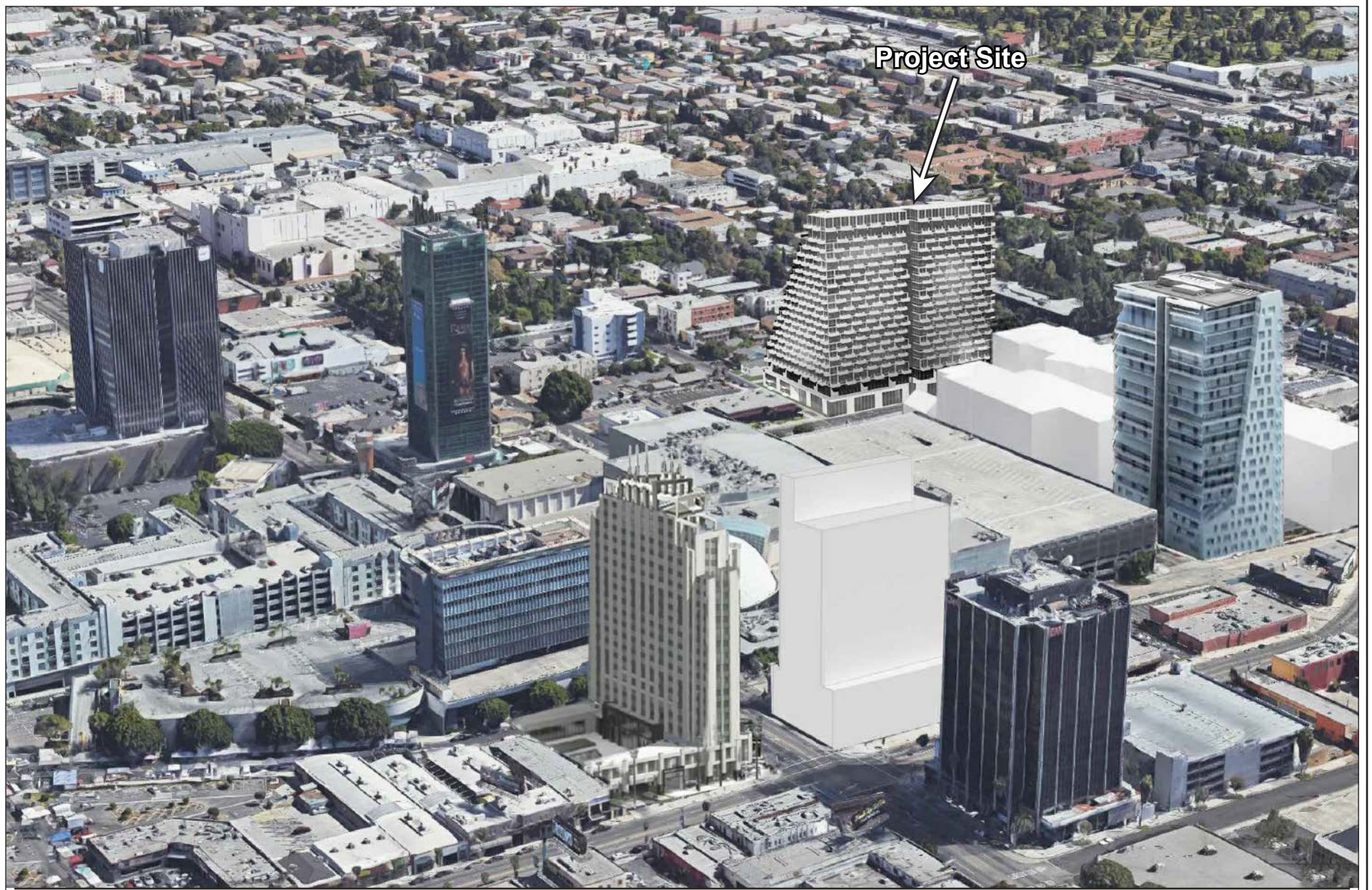
As part of the Project, the perimeter sidewalks would be enhanced with new landscaping. In addition, the 47-foot buffer between the high rise tower and bungalows would extend from De Longpre Avenue to Afton Place and would include abundant

landscaping and trees. New landscaping and trees would also be planted between each bungalow along the eastern boundary line.

A total of 108 new trees would be provided on-site. These trees would be planted throughout the ground level and amenity level of Project Site and would consist of purple peppermint trees, gold medallion trees, honey locusts, jacarandas, crape myrtle, non-fruiting olive, date palms, and blue podocarpus. New shrubs and perennials would also be planted and would include harmony, agaves, golden breath of heaven, dianella, euphorbia, dwarf purple fringe flowers, little Ollie, Mexican weeping bamboo, ornamental grasses and grass-like plants, silver sheen, yuccas, mixed succulents, blue sedge, and low-water use turf substitute.

As discussed above, the aesthetic environment of the Project vicinity reflects a multitude of interspersed low-, mid-, and high-rise structures with commercial and residential uses and associated infrastructure. The Project would become part of this urban fabric and the Project massing, height, and aesthetic character would be compatible with the existing and proposed commercial and residential structures in the vicinity of the Project Site. In particular, as shown in Figure B-1 on page B-7, the proposed maximum building height of approximately 262.5 feet of the new tower along Vine Street would be consistent with other building heights in the vicinity. Specifically, the height of the proposed tower would be less than the height of the existing Sunset Vine Tower (approximately 297 feet) to the north along Vine Street and the existing Sunset Media Center (approximately 291 feet) to the northeast along Sunset Boulevard. The height would also be consistent with other existing and proposed high-rise buildings within the vicinity that range height from approximately 185 feet to over 300 feet. In addition, as discussed above, the Project Site has been designed such that the new tower building would transition in height downward from west to east with a landscaped buffer between the new tower and the relocated bungalows on the easternmost portion of the Project Site adjacent to the low- and mid-rise development to the east. Furthermore, the Project area continues to transform, with new and ongoing development incorporating mixed uses with mid- and high-rise buildings of varying architectural styles. The Project would not be in substantial conflict with the surrounding visual environment in terms of building height, design, massing, and scale.

Project signage would be designed to be aesthetically compatible with the proposed contemporary architectural style of the Project and other signage in the area. Additionally, the Project is within the Hollywood Signage Supplemental Use District (HSSUD) and would comply with all requirements under this district. Proposed signage would include mounted project identity signage, building and commercial tenant signage, and general ground-level and wayfinding pedestrian signage. Wayfinding signs would be located at parking garage entrances, elevator lobbies, vestibules, and residential corridors. Overall, while the Project



Project Site

Figure B-1
Existing and Proposed Development Within Vicinity

would change the visual character of the Project Site, the building height, design, massing, and scale would be compatible with the existing urban uses and character of the vicinity. Based on the analysis above, the Project would not substantially degrade the existing visual character or quality of the Project Site or surrounding vicinity. In accordance with SB 743 and ZI 2452, impacts would not be considered significant.

Shading

As provided in the L.A. CEQA Thresholds Guide, the visual character or quality of a site and its surroundings can also be affected by shading cast upon adjacent areas by proposed structures. Shadows may provide positive effects, such as cooling effects during warm weather, or negative effects, such as the loss of natural light necessary for solar energy purposes, or the loss of warming influences during cool weather. Shadow effects depend on several factors, including the local topography, height and bulk of a project's structural elements, sensitivity of adjacent land uses, existing conditions on adjacent land uses, season, and duration of shadow projection. According to the L.A. CEQA Thresholds Guide, facilities and operations sensitive to the effects of shading include: routinely useable outdoor spaces associated with residential, recreational, or institutional land uses (e.g., schools, convalescent homes); commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor dining areas; nurseries; and existing solar collectors. According to the L.A. CEQA Thresholds Guide, a proposed project would have a significant shading impact if shadow sensitive uses would be shaded by project-related structures for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. Pacific Standard Time (between early November and early March), or more than four hours between the hours of 9:00 A.M. and 5:00 P.M. Pacific Daylight Time (between early March and early November).

As previously discussed, surrounding uses in the general vicinity of the Project Site include commercial and residential uses, and the Sunset Vine tower to the north, multi-family residential uses to the east, hospital/medical uses to the northeast, commercial and single-family residential uses to the south, and the Buzzfeed Studios to the west. The area to the immediate north of the Project Site contains a single-family residence with an outdoor lawn area that would be considered a routinely usable outdoor space that is sensitive to shading. The residential uses to the northeast and east also include routinely useable outdoor spaces, such as outdoor lawns. As demonstrated by the shadow diagrams provided in Appendix IS-1, the residential use to the north of the Project Site would be shaded for more than three hours during the winter solstice. However, the other shadow-sensitive areas within the vicinity of the Project Site would not be shaded for 3 hours or more during any of the seasons. In accordance with SB 743 and ZI 2452, impacts would not be considered significant.

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

Less Than Significant Impact. The Project Site currently generates moderate levels of artificial light and glare typical of a commercial development. Light sources within the Project Site include low-level security lighting, vehicle headlights, interior lighting emanating from the existing commercial and residential buildings on the Project Site, surface parking lot lighting, and architectural lighting. Glare sources within the Project Site include glass and metal vehicle and building surfaces. The surrounding ambient nighttime lighting environment is typical of a developed, urban environment. The primary nighttime lighting sources in the Project Site vicinity include interior light spillage from buildings, vehicle headlights along roadways and in parking areas, signage, street lamps, and security/parking lighting.

The Project would introduce new sources of light and glare that are typically associated with residential and commercial uses, including architectural lighting, signage lighting, interior lighting, and security and wayfinding lighting. Surrounding uses with views of the Project Site that are considered sensitive relative to nighttime light include residential uses to the north, residential and medical uses to the northeast and residential uses to the south and east. In the immediate Project vicinity, the nearest off-site receptors that are considered sensitive relative to daytime glare and have views of the Project Site are motorists along Vine Street, De Longpre Avenue, and Afton Place.

Construction

In accordance with the provisions of LAMC Section 41.40, construction activities would be limited to the hours between 7:00 A.M. and 9:00 P.M. on weekdays and between 8:00 A.M. and 6:00 P.M. on Saturdays and national holidays, with no construction permitted on Sundays. Therefore, construction would occur primarily during daylight hours, and construction lighting would only be used for the duration needed if construction were to occur in the evening hours during the winter season when daylight is no longer sufficient. Furthermore, construction-related illumination would be used for safety and security purposes only, and would be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary. Therefore, construction activities would not result in a new source of substantial light that would adversely affect day or nighttime views in the area. In accordance with SB 743 and ZI 2452, impacts would not be considered significant.

Daytime glare could potentially occur during construction activities if reflective construction materials were positioned in highly visible locations where the reflection of sunlight could occur. However, any glare would be highly transitory and short-term, given the movement of construction equipment and materials within the construction area and the

temporary nature of construction activities. In addition, large, flat surfaces that are generally required to generate substantial glare are typically not an element of construction activities. Furthermore, as noted above, construction would primarily occur during the daytime hours in accordance with the LAMC. Therefore, there would be a negligible potential for nighttime glare associated with construction activities to occur. In accordance with SB 743 and ZI 2452, impacts would not be considered significant.

Operation

The Project would replace most of the existing on-site buildings and parking areas and would increase the number of vehicle trips to and from the Project Site. However, the Project would eliminate sources of glare associated with the existing surface parking lot. New sources of artificial lighting that would be introduced by the Project would include: low-level interior lighting visible through the windows of the buildings; signage lighting; architectural lighting on the building, including lighting associated with rooftop uses and activities; low-level security and wayfinding lighting; landscape lighting; and automobile headlights. New sources of glare would include building surfaces and Project-related vehicles.

The proposed lighting sources would be similar to other lighting sources in the Project vicinity and would not generate artificial light levels that are out of character with the surrounding area, which is densely developed and characterized by a high degree of human activity during the day and night. All exterior lights, including lights on the terraces and rooftop, would be directed towards the interior of the Project Site to avoid light spillover onto adjacent sensitive uses. The stepped design would further ensure that lighting on the upper levels and the rooftop is concentrated along Vine Street, and would reduce light spillover to the adjacent multi-family residences to the east. Project lighting would also meet all applicable LAMC lighting standards. As required by LAMC Sec. 93.0117(b), exterior light sources and building materials would not cause more than 2 foot-candles of lighting intensity or generate direct glare onto exterior glazed windows or glass doors on any property containing residential units; an elevated habitable porch, deck, or balcony on any property containing residential units; or any ground surface intended for uses such as recreation, barbecue or lawn areas, or any other property containing a residential unit or units.

As discussed above, Project signage would include building identity signage and directional/wayfinding signs. In general, new signage would be architecturally integrated into the design of the building and would establish appropriate identification for the commercial and residential uses. Project signage would be illuminated by means of low-level external lighting, internal halo lighting, or ambient light. Exterior lights and back light channel letters would be directed onto signs to avoid creating off-site glare, in

accordance with the HSSUD. In accordance with the LAMC, illumination used for Project signage would be limited to a light intensity of 3 foot-candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.

With regard to glare, the Project would be designed in a contemporary architectural style and would feature various surface materials. Building materials could include concrete, stucco, aluminum, and glass. The Project would use non-reflective glass or glass that has been treated with a non-reflective coating in all exterior windows and building surfaces to reduce potential glare from reflected sunlight. Metal building surfaces would be used as accent materials and would not cover expansive spaces. Therefore, these materials would not have the potential to produce a substantial degree of glare. In addition, the proposed parking would be located within four subterranean levels, which would eliminate the reflection potential from parked cars as viewed from surrounding areas and roadways during the day and night, and would substantially reduce lighting levels from vehicle headlights during the night. While headlights from vehicles entering and exiting the Project's driveways would be visible from the residential receptors immediately north and south of the Project Site during the evening hours, such lighting sources would be typical for the Project area and would not be anticipated to result in a substantial adverse impact.

Based on the above, lighting and glare associated with Project operation would not result in a new source of substantial light or glare which would adversely affect day or nighttime views in the area. In accordance with SB 743 and ZI 2452, impacts would not be considered significant.

II. Agriculture and Forest Resources

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

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

No Impact. The Project Site is located in an urbanized area of the City of Los Angeles. As discussed in Attachment A, Project Description, of this Initial Study, the Project Site is currently developed with commercial and residential uses. In addition, the uses surrounding the Project Site include commercial and residential uses. No agricultural uses or operations occur on-site or in the vicinity of the Project Site. The Project Site and surrounding area are also not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency Department of Conservation.³ As such, the Project would not convert farmland to a non-agricultural use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. The Project Site is zoned C4-2D-SN, (T)(Q)C2-2D, R4-2D, and R3-1XL which permit various commercial and residential uses. The Project Site is not zoned for agricultural use. Furthermore, no agricultural zoning exists in the surrounding area. The Project Site and surrounding area are also not enrolled under a Williamson Act Contract.⁴ Therefore, the Project would not conflict with any zoning for agricultural uses or a Williamson Act Contract. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. As previously discussed, the Project Site is located in an urbanized area and is currently developed with commercial and residential uses. The Project Site does not include any forest land or timberland. In addition, the Project Site is currently zoned for commercial and residential uses. The Project Site is not zoned for forest land.⁵ Therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland as defined by the Public Resources Code. No impacts would

³ City of Los Angeles Department of City Planning, *Zone Information and Map Access System (ZIMAS), Parcel Profile Report*, <http://zimas.lacity.org/>, accessed February 7, 2017.

⁴ California Department of Conservation, *Los Angeles County Williamson Act FY 2015/2016*, 2016.

⁵ City of Los Angeles Department of City Planning, *Zone Information and Map Access System (ZIMAS), Parcel Profile Report*, <http://zimas.lacity.org/>, accessed February 7, 2017.

occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. As previously discussed, the Project Site is located in an urbanized area and does not include any forest land. Therefore, the Project would not result in the loss or conversion of forest land to non-forest use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. The Project Site is located in an urbanized area of the City of Los Angeles and does not include farmland. The Project Site and surrounding area are not mapped as farmland, are not zoned for farmland or agricultural use, and do not contain any agricultural uses.⁶ As such, the Project would not result in the conversion of farmland to non-agricultural use and would not result in the conversion of forest land to non-forest use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

III. Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

Potentially Significant Impact. The Project Site is located within the 6,700-square-mile South Coast Air Basin (the Basin). Within the Basin, the South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, particulate matter less than 2.5 microns in size [PM_{2.5}], and lead⁷). The SCAQMD's 2016

⁶ City of Los Angeles Department of City Planning, *Zone Information and Map Access System (ZIMAS), Parcel Profile Report*, <http://zimas.lacity.org/>, accessed February 7, 2017.

⁷ *Partial Nonattainment designation for the Los Angeles County portion of the Basin only.*

Air Quality Management Plan (AQMP) contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). 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.⁸ With regard to future growth, SCAG has prepared the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2016–2040 RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG’s planning area.

Construction and operation of the Project may result in an increase in stationary and mobile source air emissions. As a result, development of the Project could have a potential adverse effect on the SCAQMD’s implementation of the AQMP. Therefore, the EIR will provide further analysis of the Project’s consistency with the SCAQMD’s AQMP.

With regard to the Project’s consistency with the Congestion Management Program (CMP) administered by the Metropolitan Transportation Authority (Metro), see Response to Checklist Question XVI.b, Transportation/Traffic, below.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The Project would result in increased air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Construction-related pollutants would be associated with sources such as construction worker vehicle trips, the operation of construction equipment, site grading and preparation activities, and the application of architectural coatings. During Project operation, air pollutants would be emitted on a daily basis from motor vehicle travel, natural gas consumption, and other on-site activities. Therefore, the EIR will provide further analysis of the Project’s construction and operational air pollutant emissions.

c. 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 (including

⁸ SCAG serves as the federally designated metropolitan planning organization (MPO) for the Southern California region.

releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. As discussed above, construction and operation of the Project would result in the emission of air pollutants in the Basin, which is currently in non-attainment of federal air quality standards for ozone and PM_{2.5} and partial non-attainment for lead, and State air quality standards for ozone, particulate matter less than 10 microns in size (PM₁₀), and PM_{2.5}. Therefore, implementation of the Project could potentially contribute to air quality impacts, which could cause a cumulative impact in the Basin. Therefore, the EIR will provide further analysis of cumulative air pollutant emissions associated with the Project.

d. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. As discussed above, the Project would result in increased air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Sensitive receptors located in the vicinity of the Project Site include residential uses to the north, east, south and northeast. Therefore, the EIR will provide further analysis of the Project's potential to result in substantial adverse impacts to sensitive receptors.

e. Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. No objectionable odors are anticipated as a result of either construction or operation of the Project. Specifically, construction of the Project would involve the use of conventional building materials, such as wood, concrete, and metal typical of construction projects of similar type and size. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people.

With respect to Project operation, according to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding.⁹ The Project would not involve these types of uses. The proposed restaurant uses would comply with SCAQMD Rule 1138 which requires control devices and methods to reduce restaurant emissions.¹⁰ In addition,

⁹ SCAQMD, *CEQA Air Quality Handbook*, 1993.

¹⁰ SCAQMD, *Rule 1138, Control of Emissions from Restaurant Operations*, www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1138.pdf, accessed April 18, 2017.

on-site trash receptacles would be contained, located, and maintained in a manner that promotes odor control, and would not result in substantially adverse odor impacts.

Construction and operation of the Project would also comply with SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.¹¹

Based on the above, the potential odor impact during construction and operation of the Project would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

IV. Biological Resources

Would the project:

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

Less Than Significant Impact. The Project Site is located in an urbanized area and is currently developed with commercial and residential uses. Landscaping is limited, consisting of ornamental landscaping including seven on-site trees within portions of the Project Site. Due to the improved nature of the Project Site and the surrounding areas, and lack of large expanses of open space areas, species likely to occur on-site are limited to small terrestrial and avian species typically found in developed settings. Therefore, the Project would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

¹¹ SCAQMD, *Rule 402, Nuisance*, www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf, accessed February 7, 2017.

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

No Impact. The Project Site is located in an urbanized area and is currently developed with commercial and residential uses and surface parking. No riparian or other sensitive natural community exists on the Project Site or in the immediate surrounding area. Therefore, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Project Site is located in an urbanized area and is currently developed with commercial and residential uses and surface parking. No water bodies or federally protected wetlands as defined by Section 404 of the Clean Water Act exist on the Project Site or in the immediate vicinity of the Project Site. As such, the Project would not have an adverse effect on federally protected wetlands. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. As described above, the Project Site is located in an urbanized area and is currently developed with commercial and residential uses and surface parking. In addition, the areas surrounding the Project Site are fully developed and there are no large expanses of open space areas within and surrounding the Project Site which provide linkages to natural open spaces areas and which may serve as wildlife corridors. Accordingly, development of the Project would not interfere substantially with any established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Furthermore, no water bodies that could serve as habitat for fish exist on the Project Site or in the vicinity of the Project Site. Nevertheless, although unlikely, the seven existing ornamental trees that would be removed during construction of the Project could potentially provide nesting sites for migratory birds. However, the Project would comply with the Migratory Bird Treaty Act, which regulates vegetation removal during the nesting season to ensure that significant impacts to migratory birds would not occur. In accordance with the Migratory Bird Treaty Act, tree removal activities would take place

outside of the nesting season (February 15–September 15), to the extent feasible. Should vegetation removal activities occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If active nests are found, a 300-foot buffer (500 feet for raptors) would be established until the fledglings have left the nest. With compliance with the Migratory Bird Treaty Act, the impact would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. The City of Los Angeles Protected Tree Ordinance (Chapter IV, Article 6 of the LAMC) regulates the relocation or removal of all Southern California native oak trees (excluding scrub oak), California black walnut trees, Western sycamore trees, and California Bay trees of at least 4 inches in diameter at breast height. These tree species are defined as “protected” by the City of Los Angeles. Trees that have been planted as part of a tree planting program are exempt from this Ordinance and are not considered protected. The Ordinance prohibits, without a permit, the removal of any regulated protected tree, including “acts which inflict damage upon root systems or other parts of the tree...” and requires that all regulated protected trees that are removed be replaced on at least a 2:1 basis with trees that are of a protected variety.

Landscaping within the Project Site is limited, consisting of ornamental landscaping throughout the Project Site.¹² There are seven on-site trees located within the Project Site and six street trees located along Afton Place and Vine Street. The on-site trees consist of four carrotwood trees, two Mexican fan palms, and one Siberian elm. The six street trees consist of four crape myrtles and two jacarandas. None of the trees are of a species that is protected by the LAMC. Of these trees, six on-site trees and one street tree would be removed. The on-site trees would be replaced with approximately 108 trees of various species. The street tree would be replaced on a minimum 2:1 basis with a minimum of 24-inch box trees or as determined by the Department of Public Works. The new tree species would be drought-tolerant and/or of a climate-adapted nature and would primarily require moist to dry soil conditions. Tree species to be planted would consist of purple peppermint trees, gold medallion trees, honey locusts, jacarandas, crape myrtle, non-fruiting olive, date palms, and blue podocarpus. Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

¹² Romanek, Wayne, *Existing Tree Survey, Omni Vine Street, September 28, 2016*. This survey is included as Appendix IS-2 of this Initial Study.

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

No Impact. The Project Site is located in an urbanized area and is currently developed with commercial and residential uses and surface parking. As previously described, landscaping within the Project Site is limited, consisting of ornamental landscaping within portions of the Project Site. The Project Site does not support any habitat or natural community. Accordingly, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the Project Site. Thus, the Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other related plans. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

V. Cultural Resources

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Potentially Significant Impact. Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code). In addition, any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register. The California Register automatically includes all properties listed in the National Register of Historic Places (National Register) and those formally determined to be eligible for listing in the National Register.

As discussed in Attachment A, Project Description, of this Initial Study, six bungalows that are part of the Afton Square Historic District that is listed in the California Register would be relocated within the Project Site and adapted for reuse pursuant to a

Preservation Plan. The Preservation Plan would ensure the buildings retain their historic significance. Additionally, known historic resources are located within the immediate vicinity of the Project Site including the YWCA Hollywood Studio Club which is listed on the National Register and California Register, as well as Cinerama Dome, Afton Arms Apartment, and Villa Elaine which are Los Angeles Historic-Cultural Monuments. Additionally, the EIR for a nearby project determined the supermarket located at 1341 Vine Street met the criteria for listing in the California Register. However, that building is slated for demolition as part of that project.¹³ Therefore, the EIR will provide further analysis of the Project's potential to result in impacts to historic resources.

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

Potentially Significant Impact. Section 15064.5(a)(3)(D) of the CEQA Guidelines generally defines archaeological resources as any resource that “has yielded, or may be likely to yield, information important in prehistory or history.” Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is located within a highly urbanized area and has been subject to grading and development in the past. Thus, surficial archaeological resources that may have existed at one time have likely been previously disturbed. Nevertheless, the Project would require grading, excavation, and other construction activities that could have the potential to disturb previously undiscovered archaeological resources. Therefore, the EIR will provide further analysis of the Project's potential impacts to archaeological resources.

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

Potentially Significant Impact. Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. Although the Project Site has been previously graded and developed, the Project would require grading and excavation to greater depths than those having previously occurred which would have the potential to disturb undiscovered paleontological resources that may exist within the Project Site.

¹³ City of Los Angeles, *Draft Environmental Impact Report, Academy Square Project, March 2016*, <https://planning.lacity.org/eir/academysquare/DEIR/DEIR%20Academy%20Square.html>, accessed April 18, 2017.

Therefore, the EIR will provide further analysis of the Project's potential impacts to paleontological resources.

d. Disturb any human remains, including those interred outside of dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code §7050.5(b))?

Potentially Significant Impact. As discussed above, the Project Site is located within an urbanized area and has been subject to previous grading and development. No known traditional burial sites have been identified on the Project Site. Nevertheless, as the Project would require excavation at depths greater than those having previously occurred on the Project Site, the potential exists for the Project to uncover human remains. Therefore, the EIR will provide further analysis of this topic.

VI. Geology and Soils

The following analysis is based, in part, on the Geotechnical Investigation prepared for the Project by Geocon West, Inc., dated September 2016 and approved by the City of Los Angeles Department of Building and Safety on October 18, 2017. The primary intent of the Geotechnical Investigation is to address the subsurface soil and geologic conditions underlying the site, and based on conditions encountered, to provide conclusions and recommendations pertaining to the geotechnical aspects of design and construction. As set forth therein, specific recommendations have been included that address foundation design, dewatering, excavation, hydrogen resistivity, grading, fill material, retaining walls and other geotechnical considerations. This report is included as Appendix IS-3 of this Initial Study.

In 2015, the California Supreme Court, in *CBIA v. BAAQMD*, held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of a project.¹⁴ On the other hand, if a project exacerbates a condition in the existing environment, the lead agency is required to analyze that impact of that exacerbated condition on future residents and users of a project (as well as other impacted individuals). Thus, the analysis associated with seismicity, soil stability, or expansive soils below focuses on whether the Project would exacerbate these environmental conditions so as to increase the potential to expose people to impacts.

Would the project:

¹⁴ *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, Case No. S213478.

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, caused in whole or in part by the project's exacerbation of the existing environmental conditions? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. Fault rupture occurs when movement on a fault deep within the earth breaks through to the surface. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch). Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch) while not displacing Holocene Strata. Inactive faults do not exhibit displacement younger than 1.6 million years before the present. In addition, there are buried thrust faults, which are faults with no surface exposure. Due to their buried nature, the existence of buried thrust faults is usually not known until they produce an earthquake.

The CGS establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones (previously called Special Study Zones). These zones, which extend from 200 to 500 feet on each side of the known fault, identify areas where a potential surface fault rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare special geotechnical studies to characterize hazards from any potential surface ruptures. In addition, the City of Los Angeles designates Fault Rupture Study Areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture.

The closest active fault is the Hollywood Fault, located approximately 0.5 mile north of the Project Site. The Project Site is not located within the Alquist-Priolo Earthquake Fault Zone for the Hollywood Fault, or within a City-designated Fault Rupture Study Area.^{15,16} Therefore, the potential for surface rupture due to faulting beneath the Project

¹⁵ *State of California, California Geological Survey, Earthquake Zones of Required Investigation Hollywood Quadrangle, updated November 6, 2014.*

¹⁶ *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, <http://zimas.lacity.org/>, accessed February 7, 2017.*

Site during the life of the proposed development is considered low. Furthermore, given the fact that no active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site, the Project would not exacerbate existing fault rupture conditions. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

ii. Strong seismic ground shaking caused in whole or in part by the project's exacerbation of the existing environmental conditions?

Less Than Significant Impact. The Project Site is located in the seismically active Southern California region and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. As discussed above, the closest active fault is the Hollywood Fault, which is located approximately 0.5 mile north of the Project Site.

The Project would increase the amount of development on-site, thereby increasing the number of residents, employees, and visitors on-site. However, as with any new development in the State of California, building design and construction for the Project would be required to conform to the current seismic design provisions of the California Building Code. The 2016 California Building Code incorporates the latest seismic design standards for structural loads and materials as well as provisions from the National Earthquake Hazards Reduction Program to mitigate losses from an earthquake and provide for the latest in earthquake safety. Additionally, construction of the Project would be required to adhere to the seismic safety requirements contained in the Los Angeles Building Code, which incorporates the provisions of the California Building Code, as well as the applicable recommendations provided in the Geotechnical Investigation required by the City to minimize seismic-related hazards. The Geotechnical Investigation prepared for the Project was approved by the Department of Building and Safety on October 18, 2016. Thus, the Project would not exacerbate existing environmental conditions with regard to seismic ground shaking. Impacts associated with seismic ground shaking would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

iii. Seismic-related ground failure, including liquefaction caused in whole or in part by the project's exacerbation of the existing environmental conditions?

Less Than Significant Impact. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their shear strength due to excess water pressure that builds up during repeated seismic shaking. A shallow groundwater table, the presence of loose to medium dense sand and silty sand, and a long

duration and high acceleration of seismic shaking are factors that contribute to the potential for liquefaction. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials.

The State of California does not classify the Project Site as part of a potentially liquefiable area.¹⁷ However, a review of the County of Los Angeles Seismic Safety element indicates the Project Site is potentially located within an area susceptible to liquefaction. Nevertheless, the Geotechnical Investigation prepared for the Project concluded that based on the relatively dense to stiff older alluvial deposits underlying the Project Site and the depth of the historic high groundwater in the vicinity (approximately 45 feet below ground surface), the potential for liquefaction and associated ground deformations beneath the Project Site is considered very low. Thus, the Project would not exacerbate existing conditions with regard to seismic ground failure, including liquefaction. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

iv. Landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions?

No Impact. Landslides generally occur in loosely consolidated, wet soil and/or rocks on steep sloping terrain. The Project Site and surrounding area are fully developed and generally characterized by flat topography. In addition, the Project Site is not located in a landslide area as mapped by the State,¹⁸ nor is the Project Site mapped as a landslide area by the City of Los Angeles.^{19,20} Therefore, the Project would not exacerbate existing conditions that would result in the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. As such, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. Development of the Project would require grading and excavation and other construction activities that have the potential to disturb existing

¹⁷ *State of California, California Geological Survey, Earthquake Zones of Required Investigation Hollywood Quadrangle, updated November 6, 2014.*

¹⁸ *State of California, Seismic Hazard Zones, Hollywood Quadrangle, released March 25, 1999.*

¹⁹ *Los Angeles General Plan Safety Element, November 1996, Exhibit C, Landslide Inventory & Hillside Areas, p. 51.*

²⁰ *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, <http://zimas.lacity.org/>, accessed February 7, 2017.*

soils and expose soils to rainfall and wind, thereby potentially resulting in soil erosion. Although Project development has the potential to result in the erosion of soils, this potential would be reduced by implementation of standard erosion controls imposed during site preparation and grading activities. As discussed in Attachment A, Project Description, of this Initial Study, the Project would result in an estimated 142,000 cubic yards of export material hauled from the Project Site during the demolition and excavation phase. Based on the Geotechnical Investigation, the depth of proposed foundations would be approximately 45 feet below the existing ground surface. All grading activities would require grading permits from the City's Department of Building and Safety, which would include requirements and standards designed to limit potential impacts associated with erosion to acceptable levels. In addition, on-site grading and site preparation would comply with all applicable provisions of Chapter IX, Article 1 of the LAMC, which addresses grading, excavations, and fills. Regarding soil erosion during Project operations, the potential is relatively low since the Project Site would be fully developed and/or landscaped. Therefore, with compliance with applicable regulatory requirements, impacts regarding soil erosion or the loss of topsoil would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse caused in whole or in part by the project's exacerbation of the existing environmental conditions?

Less Than Significant Impact. As discussed above, Project Site is not located near slopes or geologic features that would result in on- or off-site landsliding or lateral spreading. Additionally, as set forth in the Geotechnical Investigation, based on the historic high groundwater depth of 45 feet and the medium dense to very dense or firm to hard soils underlying the Project Site, subsidence and liquefaction are unlikely at the Project Site. Therefore, the Project would not exacerbate existing conditions with regard to geologic or soil stability. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property caused in whole or in part by the project's exacerbation of the existing environmental conditions?

Less Than Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. Artificial fill was identified on the Project Site at depths up to approximately 13 feet and determined to be suitable for re-use as engineered fill in accordance with the recommendations in the in the Geotechnical Investigation.

Pleistocene age alluvium was encountered beneath the artificial fill and consists primarily of reddish brown, yellowish brown, and brown interbedded silty sand, clayey sand, and sand with various amounts of silt and gravel, silty clay, and sandy clay. These soils are primarily moist to wet and medium dense to very dense or firm to hard. Construction of the Project would be required to comply with the California Building Code and supplemental requirements of the LAMC, as enforced by the City of Los Angeles. These requirements would include building foundation and other requirements appropriate to site-specific conditions set forth in the Geotechnical Investigation. In particular, the high-rise building is anticipated to be supported on reinforced concrete mat foundations, while the low-rise buildings would be supported on conventional spread foundations. Based on the Geotechnical Investigation, all foundations would derive support in the undisturbed alluvial soils generally found at or below the anticipated foundation of 45 feet below the existing ground surface. Thus, the Project would not exacerbate existing environmental conditions with regard to expansive soil. Impacts with respect to expansive soils would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. The Project Site is located within a community served by existing sewage infrastructure. The Project's wastewater demand would be accommodated by connections to the existing wastewater infrastructure. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

VII. Greenhouse Gas Emissions

Would the project:

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

Potentially Significant Impact. Gases that trap heat in the atmosphere are called greenhouse gases since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere affects the earth's temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction

strategies for greenhouse gas emissions in California. Activities associated with the Project, including construction and operational activities, would result in greenhouse gas emissions. Therefore, the EIR will provide further analysis of the Project's greenhouse gas emissions.

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

Potentially Significant Impact. As the Project would have the potential to emit greenhouse gases, the EIR will include further evaluation of project-related emissions and associated emission reduction strategies to determine whether the Project conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (e.g., Assembly Bill 32 [AB 32] and the City of Los Angeles Green Building Code).

VIII. Hazards and Hazardous Materials

The following analysis is based, in part, on the Phase I Environmental Site Assessment (Phase I ESA) prepared for the Project by Advantage Environmental Consultants, LLC, dated April 13, 2016, and the Phase II Environmental Site Assessment (Phase II ESA) prepared for the Project Site by Andersen Environmental, dated August 12, 2014. These reports are included as Appendices IS-4 and IS-5, respectively, of this Initial Study.

In 2015, the California Supreme Court, in *CBIA v. BAAQMD*, held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of a project. On the other hand, if a project exacerbates a condition in the existing environment, the lead agency is required to analyze that impact of that exacerbated condition on future residents and users of a project (as well as other impacted individuals). Thus, the analysis associated with existing hazardous conditions below focuses on whether the Project would exacerbate these environmental conditions so as to increase the potential to expose people to impacts.

Would the project:

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

Less Than Significant Impact. The types and amounts of hazardous materials that would be used in connection with the Project would be typical of those used during construction of residential and commercial developments, including vehicle fuels, paints, oils, and transmission fluids. Similarly, the types and amounts of hazardous materials used

during operation of the proposed residential and commercial uses would be typical of such developments and would include cleaning solvents, pesticides for landscaping, painting supplies, and petroleum products. However, all potentially hazardous materials to be used during construction and operation of the Project would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local regulations. Any associated risk would be adequately reduced to a less than significant level through compliance with these standards and regulations. Impacts would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

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

Less Than Significant Impact. The Phase I ESA included a review of environmental records for the Project Site and a site reconnaissance to identify potential on-site hazards. As discussed therein, the Project Site currently consists of commercial uses including production studios, restaurants, and a pawn shop, residential uses, and the bungalows. A review of historic data indicates the Project Site has been developed with various residential and commercial uses since at least the 1920s.

Historic uses on the Project Site include dry cleaning operations between 1933 and the 1950s and a gasoline service station in the 1920s and 1930s. Based on these historic uses, a Phase II ESA was completed to determine if a vapor encroachment condition exists on the Project Site. The Phase II did not identify detectable concentrations of volatile organic compounds in any of the five samples taken. Similarly, the Phase II did not identify any release of chlorinated organic solvents associated with dry cleaning operations (e.g., tetrachloroethylene and trichloroethylene). Based on these results, no significant risk to human health or the environment was identified and the Phase II did not recommend any further action regarding this issue.

The current uses of the Project Site and adjoining properties are not ones that are indicative of the use, treatment, storage, disposal, or generation of significant quantities of hazardous substances or petroleum products. However, based on the age of the buildings on-site, there is the potential for asbestos-containing materials (ACM), polychlorinated biphenyls (PCBs) and lead based paint (LBP) to be present.

The Phase I ESA did not include an ACM survey. However, as noted above, based on the age of the on-site buildings, there is the potential for ACM to be present. Therefore, in accordance with SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities, prior to demolition activities associated with the Project, the Applicant would be required to conduct surveys of all buildings to verify the presence or absence of any ACMS

and conduct remediation or abatement before any disturbance occurs. Any ACMs would be removed by a licensed abatement contractor in accordance with all federal, State and local regulations prior to renovation or demolition. Mandatory compliance with applicable federal and State standards and procedures would reduce risks associated with ACM to less than significant levels, and no mitigation measures are required.

The Phase I ESA identified one pole mounted electrical transformer on the Project Site. This transformer is owned by the Los Angeles Department of Water and Power (LADWP) and was not labeled with respect to potential PCB content. Additionally, fluorescent light ballasts present on the site have the potential to contain PCBs. In the event that PCBs are found, suspect materials would be removed in accordance with all applicable local, state and federal regulations prior to demolition activities. Specifically, the disposal of PCB wastes is regulated by the Electronic Code of Federal Regulations, Title 40, Part 761 (40 CFR 761) to ensure the safe handling of these materials. With compliance with relevant regulations and requirements, Project construction activities would not expose people to a substantial risk resulting from the release of PCBs in the environment. Therefore, impacts related to PCBs would be less than significant, and no mitigation measures are required.

The Phase I ESA did not include an LBP survey. However, as noted above, given the age of the buildings to be removed, there is the potential for LBP to be present within the structures. Therefore, prior to demolition activities associated with the Project, the Applicant would be required to conduct surveys of all buildings to verify the presence or absence of any LBPs and conduct remediation or abatement before any disturbance occurs. Any LBPs would be removed by a licensed abatement contractor in accordance with all federal, state and local regulations prior to renovation or demolition. Mandatory compliance with applicable federal and State standards and procedures would reduce risks associated with LBP to a less than significant level, and no mitigation measures are required.

As described in the Phase I ESA, no evidence or record of underground storage tanks or aboveground storage tanks was found. The Project Site is not within a Methane Zone or Methane Buffer Zone identified by the City.²¹ Therefore, there is a negligible risk of subsurface methane release. No other recognized environmental concerns (RECs) or historic recognized environmental concerns (HRECs) were identified on the Project Site.

²¹ City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, <http://zimas.lacity.org/>, accessed February 7, 2017.

Based on the above, and with compliance with regulatory requirements, the Project would not result in a significant hazard to the public or the environment through reasonably foreseeable upset or accidental conditions involving the release of hazardous materials into the environment. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. There are no schools within 0.25 mile of the Project Site. The nearest school is Le Conte Middle School located approximately 0.4 mile east of the Project Site at 1316 N. Bronson Avenue. Additionally, as discussed above, the types and amounts of hazardous materials that would be used in connection with the Project would be typical of those used during construction of residential and commercial developments, including vehicle fuels, paints, oils, and transmission fluids. Similarly, the types and amounts of hazardous materials used during operation of the proposed residential and commercial uses would be typical of such developments and would include cleaning solvents, pesticides for landscaping, painting supplies, and petroleum products. Therefore, the types of potentially hazardous materials that would be used in connection with the Project would be consistent with other potentially hazardous materials currently used in the vicinity of the Project Site. In addition, the Project would not involve the use or handling of acutely hazardous materials, substances, or waste. Furthermore, all materials used during both the construction and operation of the Project would be used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local regulations. As such, the use of such materials would not create a significant hazard to nearby schools. Impacts would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

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

Less Than Significant Impact. Section 65962.5 of the California Government Code 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 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 the Department of Toxic Substances Control (DTSC), the State Water Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions or extensive investigations are

planned or have occurred. The database provides a listing of federal superfund sites, State response sites, voluntary cleanup sites, and school cleanup sites.

The Project Site is not listed in any of the standard federal, state, or local databases searched as part of the Phase I ESA. Various listings within one-quarter mile include small and large quantity generators of hazardous materials (e.g., photo labs, cleaners, etc.), underground storage tanks, and leaking underground storage tank sites. However, none of these listings are considered to be environmental concerns for the Project Site. Therefore, the Project would not create a significant hazard to the public or the environment associated with identification of the Project Site on a hazardous materials list.

Additionally, as discussed above, the types and amounts of hazardous materials used during operation of the proposed residential and commercial uses would be typical of such developments and would include cleaning solvents, pesticides for landscaping, painting supplies, and petroleum products. All potentially hazardous materials to be used during construction and operation of the Project would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local regulations. Any associated risk would be adequately reduced to a less than significant level through compliance with these standards and regulations.

Based on the above, the Project would not have the potential to exacerbate current environmental conditions that would create a significant hazard. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. The Project Site is not located within an area subject to an airport land use plan or within 2 miles of an airport. The closest airport is Hollywood Burbank Airport (formally known as Burbank Bob Hope Airport), located approximately 7.8 miles from the Project Site. Given the distance between the Project Site and Hollywood Burbank Airport and the Project height of approximately 262.5 feet, the Project would not have the potential to exacerbate current environmental conditions that would result in a safety hazard. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required. With regard to potential impacts to air traffic, see Checklist Question XVI.c, Transportation/Circulation, below.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Project Site is not located within the vicinity of a private airstrip. The nearest private airstrip is the Los Alamitos Army Airfield, located approximately 26 miles southeast of the Project Site. Given the distance between the Project Site and the Los Alamitos Army Airfield and the Project height of approximately 262.5 feet, the Project would not have the potential to exacerbate current environmental conditions that would result in a safety hazard. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. The City of Los Angeles' General Plan Safety Element addresses public protection from unreasonable risks associated with natural disasters (e.g., fires, floods, earthquakes) and sets forth guidance for emergency response. Specifically, the Safety Element includes Exhibit H, Critical Facilities and Lifeline Systems, which identifies emergency evacuation routes, along with the location of selected emergency facilities. According to the Safety Element of the City of Los Angeles General Plan, the Project Site is not located along a designated disaster route.²² The closest disaster routes include the Hollywood Freeway, located approximately 0.6 mile east of the Project Site, and Santa Monica Boulevard, located approximately 0.4 mile south of the Project Site.

While it is expected that the majority of construction activities for the Project would be confined to the Project Site, temporary and limited off-site construction activities may occur in adjacent street rights-of-way during certain periods of the day, which could potentially affect emergency access adjacent to the Project Site. However, access to the Project Site and surrounding area during construction of the Project would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate circulation and emergency access. Therefore, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan, and impacts during construction would be less than significant level.

With regard to operation, the Project does not propose the permanent closure of any local public streets and access to the Project Site would continue to be provided from Vine

²² *City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit H, p. 61.*

Street and De Longpre Avenue. In addition, the Project would not install barriers that would impede emergency response within and in the vicinity of the Project Site. The Project would also be expected to provide adequate emergency access and comply with LAFD access requirements during operation. Therefore, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan during operation of the Project. Impacts during operation would be less than significant, and no mitigation measures are required.

Based on the above, no further analysis of this topic in an EIR is required.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands caused in whole or in part from the project's exacerbation of existing environmental conditions?

Less Than Significant Impact. There are no wildlands located in the vicinity of the Project Site. The Project Site is not located within a City-designated Very High Fire Hazard Severity Zone,²³ nor is it located within a City-designated fire buffer zone.²⁴ Furthermore, the Project would be developed in accordance with LAMC requirements pertaining to fire safety. Additionally, the proposed residential and commercial uses would not create a fire hazard that has the potential to exacerbate the current environmental condition relative to wildfires. Therefore, the Project would not subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

IX. Hydrology and Water Quality

The following analysis is based, in part, on the Water Resources Technical Report (Water Resources Report) prepared for the Project by KPFF Consulting Engineers, dated December 2, 2016. This report is included as Appendix IS-6 of this Initial Study.

²³ City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, <http://zimas.lacity.org/>, accessed February 7, 2017. The Very High Fire Hazard Severity Zone was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone" shown on Exhibit D of the Los Angeles General Plan Safety Element.

²⁴ City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit D, p. 53.

Would the project:

a. Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. During construction of the Project, particularly during the grading and excavation phases, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Pollutant discharges relating to the storage, handling, use and disposal of chemicals, adhesives, coatings, lubricants, and fuel could also occur. Therefore, Project-related construction activities could potentially result in adverse effects on water quality. However, as Project construction would disturb more than one acre of soil, the Project would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (Order No. 2009-0009-DWQ, as well as its subsequent amendments 2010-0014-DWQ and 2012-0006-DWQ) pursuant to NPDES requirements. In accordance with the requirements of the permit, a Stormwater Pollution Prevention Plan (SWPPP) would be developed and implemented during construction of the Project. The SWPPP would set forth Best Management Practices (BMPs), including erosion control, sediment control, non-stormwater management, and materials management measures, to minimize the discharge of pollutants in stormwater runoff. The SWPPP would be carried out in compliance with State Water Resources Control Board requirements and would also be subject to review by the City for compliance with the City of Los Angeles' Best Management Practices Handbook, Part A Construction Activities.

Based on the depth to groundwater, the Project is expected to require dewatering during construction. Dewatering operations are practices that discharge non-stormwater, such as groundwater, which must be removed from a work location to proceed with construction into the drainage system. Discharges from dewatering operations can contain high levels of fine sediments, which if not properly treated, could lead to exceedance of the NPDES requirements. Thus, during construction, temporary pumps and filtration would be utilized in compliance with the NPDES requirements related to construction and discharges from dewatering operations.

In addition, Project construction activities would occur in accordance with City grading permit regulations (Chapter IX, Division 70 of the LAMC) to reduce the effects of sedimentation and erosion. Prior to the issuance of a grading permit, the Project Applicant would be required to provide the City with evidence that a Notice of Intent has been filed with the State Water Resources Control Board to comply with the Construction General Permit. With compliance with these existing regulatory requirements, including those pertaining to temporary dewatering, impacts to water quality during construction would be

less than significant, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

Operation of the Project would introduce sources of potential stormwater pollution that are typical of residential, community, office, and retail uses (e.g., cleaning solvents, pesticides for landscaping, and petroleum products associated with circulation areas). Stormwater runoff from precipitation events could potentially carry urban pollutants into municipal storm drains. However, the Project would implement BMPs for managing stormwater runoff in accordance with the current City of Los Angeles Low Impact Development (LID) Ordinance requirements. The City's LID Ordinance sets the order of priority for selected BMPs. This order of priority is infiltration systems, stormwater capture and use, high efficiency biofiltration/bioretenion systems, and any combination of any of these measures. Based on the relatively high groundwater table and the proximity of the existing and proposed structures to the groundwater, infiltration is not considered feasible at the Project Site. Therefore, capture and reuse will be implemented as part of the Project to meet City requirements. With compliance with these existing regulatory requirements, impacts on water quality during operation would be less than significant, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. As discussed in the Geotechnical Investigation prepared for the Project and included as Appendix IS-3 of this Initial Study, historic high groundwater level on the Project Site is 45 feet below ground surface (bgs), and groundwater was encountered at depths of 48 and 39 feet bgs. It is therefore anticipated that temporary dewatering would be required for the Project. Potential dewatering operations would occur in compliance with all applicable regulations, including NPDES requirements related to construction and discharges from dewatering operations. As operation of the dewatering system would be temporary, local groundwater hydrology in the immediate vicinity of the Site would be minimally affected. Therefore, impacts to groundwater supplies from dewatering during construction would be less than significant.

With respect to Project operation, as set forth in the Geotechnical Investigation, the subterranean levels of the Project would be designed such that they are able to withstand hydrostatic forces and incorporate comprehensive waterproofing systems in accordance with current industry standards and construction methods. As such, permanent dewatering operations are not expected and the groundwater level is expected to return to the existing

level at the Project Site after construction is complete. Therefore, the Project's potential impact during operation on groundwater level is less than significant.

With regard to groundwater recharge, the percolation of precipitation that falls on pervious surfaces is variable, depending on the soil type, condition of the soil, vegetative cover, and other factors. As discussed in the Water Resources Report, approximately 95 percent of the Project Site currently consists of impervious surface area. Therefore, the degree to which surface water infiltration and groundwater recharge occurs on-site is negligible. With implementation of the Project, impervious surfaces would comprise approximately 63 of the Project Site. However, soils on the Project Site have a limited capacity to absorb stormwater during an intense rain event and are anticipated to runoff in a similar manner as impervious surfaces. As such, operation of the Project would not alter the existing limited groundwater recharge that occurs within the Project Site. Furthermore, as discussed above in Response to Checklist Question IX.a, in accordance with the City's LID Ordinance, the Project would include BMPs to treat stormwater. Therefore, the Project would not substantially interfere with groundwater recharge.

Based on the above, the Project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in the aquifer volume or lowering of the local groundwater table. Therefore, impacts on groundwater would be less than significant, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. As discussed in the Water Resources Report, approximately 95 percent of the Project Site is covered with impervious surfaces. The Project Site is not crossed by any water courses or rivers. Currently, stormwater from the Project Site is conveyed by roof drains and outlets to adjacent streets.

Construction activities associated with the Project, which would involve removal of the existing structures and grading, have the potential to temporarily alter existing drainage patterns and flows on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. However, as discussed above in Response to Checklist Question IX.a, in accordance with NPDES requirements the Project would implement a SWPPP that would specify BMPs and erosion control measures to be used during construction to manage runoff flows so that runoff would not impact off-site drainage facilities and receiving waters. In addition, the Project

would be required to comply with all applicable City grading permit regulations that require necessary measures, plans, and inspections to reduce sedimentation and erosion.

As discussed in the Water Resources Report, under existing conditions, stormwater discharges from the Project Site without filtration. At buildout of the Project, the Project Site would be comprised of approximately 63 percent impervious areas. Accordingly, there is no incremental increase in the imperviousness of the Project Site that would substantially increase runoff volumes into the existing storm drain system. The amount of impervious surface area would, in fact, be substantially reduced. Therefore, stormwater flows from the Project Site would not increase with implementation of the Project and, as such, the Project would not affect the capacity of the existing stormwater infrastructure during a 50-year storm event, as required by the City.²⁵

Based on the above, through compliance with all applicable NPDES requirements, including preparation of a SWPPP and implementation of BMPs, as well as compliance with applicable City grading regulations, the Project would not substantially alter the existing drainage pattern of the Project Site or surrounding area such that substantial erosion, siltation, or on-site or off-site flooding would occur. Therefore, the impact would be less than significant, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?

Less Than Significant Impact. As discussed in Response to Checklist Question IX.c, above, the Project Site is not crossed by any water courses or rivers. Furthermore, the Project would reduce the amount of impervious surface area on site from 95 percent to 63 percent. Accordingly, there is no incremental increase in the imperviousness of the Project Site that would substantially increase runoff volumes into the existing storm drain system. The amount of impervious surface area would, in fact, be substantially reduced. Therefore, the Project would not alter the existing drainage pattern of the site or

²⁵ *Per the City's Special Order No. 007-1299, the City has adopted the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual as its basis of design for storm drainage facilities. The Hydrology Manual requires projects to have drainage facilities to meet the Urban Flood level of protection, which is defined as runoff from a 25-year frequency storm falling on a saturated watershed. The City of Los Angeles CEQA Thresholds Guide, however, establishes the 50-year frequency design storm event as the threshold to evaluate potential impacts on surface water hydrology. Therefore, to provide a more conservative analysis of the ability of storm drain infrastructure to accommodate the demand generated by the Project, the higher 50-year storm event threshold was used.*

area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

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

Less Than Significant Impact. As discussed in Response to Checklist Question IX.a, above, the Project would adhere to NPDES requirements, including preparing a SWPPP which would reduce stormwater pollution during construction and would be developed in accordance with the City's LID ordinance to control stormwater pollution during operation. Furthermore, as discussed above in Response to Checklist Question IX.c, above, the Project would reduce the amount of impervious surface area on-site, thereby reducing stormwater runoff rates. Impacts would be less than significant, and no mitigation measures would be required.

f. Otherwise substantially degrade water quality?

Less Than Significant Impact. As discussed in Response to Checklist Question IX.a, above, the Project would adhere to NPDES requirements, including preparing a SWPPP which would reduce stormwater pollution during construction and would be developed in accordance with the City's LID ordinance to control stormwater pollution during operation. Impacts would be less than significant, and no mitigation measures would be required.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Project Site is not located within a 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA) or by the City of Los Angeles.^{26,27} Thus, the Project would not place housing within a 100-year flood hazard area. No impacts would occur, and no mitigation would be required. No further analysis of this topic in an EIR is required.

²⁶ Federal Emergency Management Agency, *Flood Insurance Rate Map, Panel Number 06037C1605F, effective September 26, 2008.*

²⁷ City of Los Angeles, *Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit F, p. 57.*

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. As discussed above, the Project Site is not located within a designated 100-year flood plain area. Therefore, the Project would not place structures that would impede or redirect flood flows within a 100-year flood plain. No impacts would occur, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. As discussed above, the Project Site is not located within a designated 100-year flood plain. In addition, the Safety Element of the City of Los Angeles General Plan does not map the Project Site as being located within a flood control basin.²⁸ However, the Project Site is located within the potential inundation area for the Hollywood Reservoir, which is held by the Mulholland Dam.²⁹ The Mulholland Dam is an LADWP dam located in the Hollywood Hills approximately 1.5 miles north of the Project Site. This dam, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum considered earthquake for the site. Pursuant to these regulations, the Mulholland Dam is regularly inspected and meets current safety regulations.³⁰ In addition, the LADWP has emergency response plans to address any potential impacts to its dams. Given the oversight by the Division of Safety of Dams, including regular inspections, and the LADWP's emergency response program, the potential for substantial adverse impacts related to inundation at the Project Site as a result of dam failure would be less than significant. No further evaluation of this topic in the EIR is required.

²⁸ *City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit G, p. 59.*

²⁹ *City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit G, p. 59.*

³⁰ *Personal Communication Erin Gross, Staff Services Analyst, Department of Water Resources, April 19, 2017.*

j. Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

The Project Site is located approximately 11.5 miles northeast of the Pacific Ocean. In addition, the Safety Element of the General Plan does not map the Project Site as being located within an area potentially affected by a tsunami.³¹ Furthermore, the nearest body of water to the Project Site is the Hollywood Reservoir, approximately 1.5 miles north of the Project Site, so inundation as a result of seiche is unlikely. As discussed above, the Project Site and surrounding area are fully developed and generally characterized by flat topography. Given the fact that the Project Site is not mapped by either the State or the City as being located in an area prone to landslides, the potential for the Project Site to be inundated by mudflows is also low.³² Therefore, no seiche, tsunami, or mudflow events would be expected to impact the Project Site. No impacts would occur, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

X. Land Use and Planning

Would the project:

a. Physically divide an established community?

Potentially Significant Impact. As shown in the aerial photograph provided in Figure A-2 of Attachment A, Project Description, of this Initial Study, the Project Site is located in a highly urbanized area with low- to high-rise buildings that are occupied primarily by commercial and residential uses. Surrounding uses in the vicinity of the Project Site include commercial and residential uses, including the Sunset Vine tower to the north, multi-family residential uses to the east, hospital/medical uses to the northeast, commercial and single-family residential uses to the south, and the BuzzFeed Studios to the west.

³¹ *City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit G, p. 59.*

³² *See Section VI, Geology and Soils, on page B-20.*

The Project would remove existing commercial uses as well as an eight-unit multi-family residential building on-site. In addition, the Project would relocate six existing bungalows to the easternmost portion of the Project Site. Therefore, an analysis of the potential for the Project to disrupt an established community will be provided in the EIR.

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

Potentially Significant Impact. As discussed in Attachment A, Project Description, of this Initial Study, the Project requires discretionary approvals, including, but not limited to, a vesting zone and height district change, a density bonus compliance review, and a master conditional use permit. Therefore, the EIR will provide further analysis of the Project's consistency with the General Plan, the LAMC, the Community Plan, and other applicable land use plans, policies, and regulations.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?**

No Impact. The Project Site is located in an urbanized area and is currently developed with residential and commercial uses. As previously described, landscaping is limited, consisting of ornamental landscaping within portions of the Project Site. As discussed above in Section IV, Biological Resources, the Project Site does not support any habitat or natural community. Accordingly, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the Project Site. Thus, the Project would not conflict with the provisions of an adopted habitat conservation plan or natural community conservation plan. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XI. Mineral Resources

Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact. No mineral extraction operations currently occur on the Project Site. In addition, the Project Site is located within an urbanized area and has been previously disturbed by development. As such, the potential for mineral resources to occur on-site is low. Furthermore, the Project Site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present, or within a mineral

producing area as classified by the California Geologic Survey.^{33,34,35} The Project Site is also not located within a City-designated oil field or oil drilling area.³⁶ Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As discussed in Response to Checklist Question XI.a, above, the Project Site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present, or within a mineral producing area as classified by the California Geologic Survey. The Project Site is also not located within a City-designated oil field or oil drilling area. Therefore, the Project would not result in the loss of availability of a locally-important mineral resource recovery site. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XII. Noise

In 2015, the California Supreme Court, in *CBIA v. BAAQMD*, held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of a project. On the other hand, if a project exacerbates a condition in the existing environment, the lead agency is required to analyze that impact of that exacerbated condition on future residents and users of a project (as well as other impacted individuals). Thus, the analysis associated with existing airport noise conditions under questions e. and f. below focuses on whether the Project would exacerbate these environmental conditions so as to increase the potential to expose people to impacts.

³³ *City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995. Figure GS-1.*

³⁴ *State of California Department of Conservation, California Geologic Survey, Aggregate Sustainability in California, 2012.*

³⁵ *City of Los Angeles, Conservation Element of the Los Angeles City General Plan, January 2001, Exhibit A, p. 86.*

³⁶ *City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit E, p. 55.*

Would the project result in:

- a. 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?**

Potentially Significant Impact. The Project Site is located within an urbanized area that contains various sources of noise. The most predominate source of noise in the vicinity of the Project Site is associated with traffic from roadways. Existing on-site noise sources primarily include vehicle noises associated with on-site circulation and parking areas, stationary mechanical equipment, and human activity on the Project Site. During construction activities associated with the Project, the use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) would generate noise on a short-term basis. In addition, because the Project would introduce new permanent residential and commercial uses to the Project Site, noise levels from on-site sources may also increase during operation of the Project. Furthermore, traffic attributable to the Project has the potential to increase noise levels along adjacent roadways. Therefore, further evaluation of this topic will be provided in the EIR.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact. Construction of the Project could generate groundborne noise and vibration associated with demolition, site grading, other clearing activities, the installation of building footings, and construction truck travel. As such, the Project would have the potential to generate and expose people to excessive groundborne vibration and noise levels during short-term construction activities. Therefore, further evaluation of this topic will be provided in the EIR.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Traffic and human activity associated with the Project, as described above, have the potential to increase ambient noise levels above existing levels. Therefore, further evaluation of this topic will be provided in the EIR.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. As discussed above in Response to Checklist Questions XII.a and XII.b, construction activities associated with the Project would have the potential to temporarily or periodically increase ambient noise levels above existing levels. Therefore, further evaluation of this topic will be provided in the EIR.

- e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The Project Site is not located within an airport land use plan or within 2 miles of an airport. The closest airport to the Project Site, Hollywood Burbank Airport, is located approximately 7.8 miles from the Project Site. Given the distance between the Project Site and Hollywood Burbank Airport, the Project would not have the potential to exacerbate current environmental conditions with respect to airport noise. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The Project Site is not located within the vicinity of a private airstrip. The nearest private airstrip is the Los Alamitos Army Airfield, located approximately 26 miles southeast of the Project Site. Given the distance between the Project Site and the Los Alamitos Army Airfield, the Project would not have the potential to exacerbate current environmental conditions with respect to airstrip noise. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XIII. Population and Housing

Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. The Project would result in the construction of 429 residential multi-family dwelling units. As such, the Project would increase the residential population within the Project vicinity. As discussed above in Checklist Question III(a), Air Quality, 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. With regard to future growth, SCAG has prepared the 2016–2040 RTP/SCS, which provides population, housing, and employment projections for cities under its jurisdiction through 2040. The growth projections in the 2016–2040 RTP/SCS reflect the 2010 Census, employment data from the California Employment Development Department (EDD),

population and household data from the California Department of Finance (DOF), and extensive input from local jurisdictions in SCAG's planning area. The Project Site is located in SCAG's City of Los Angeles Subregion. According to SCAG's 2016–2040 RTP/SCS, the forecasted population for the City of Los Angeles Subregion in 2017 is approximately 3,981,911 persons.³⁷ In 2021, the projected occupancy year of the Project, the City of Los Angeles Subregion is anticipated to have a population of approximately 4,091,039 persons.³⁸ According to the Census Bureau's 2015 American Community Survey, the estimated household size for the City of Los Angeles is 2.86 persons per unit.³⁹ Applying this factor, development of 429 dwelling units would result in a net increase of approximately 1,227 residents. The estimated 1,227 net new residents generated by the Project would represent approximately 1.12 percent of the population growth forecasted by SCAG in the City of Los Angeles Subregion between 2017 and 2021. Therefore, the Project's residents would be well within SCAG's population projection for the City of Los Angeles Subregion.

According to the 2016–2040 RTP/SCS, the forecasted number of households for the City of Los Angeles Subregion in 2017 is approximately 1,390,643 households.⁴⁰ In 2021, the projected occupancy year of the Project, the City of Los Angeles Subregion is anticipated to have approximately 1,442,757 households.⁴¹ Thus, the Project's 429 residential units would constitute up to approximately 0.82 percent of the housing growth forecasted between 2017 and 2021. Therefore, the Project's housing units would be well within SCAG's housing projection for the Subregion. As emphasized in many regional and local planning documents, including the City of Los Angeles General Plan Housing Element, the City is in need of new dwelling units to serve both the current population and the projected population. By offering 429 residential dwelling units, the Project would help to fulfill this demand. In addition, the Project would also provide 35 on- and off-site units for Very Low Income households and a variety of unit types. As such, the Project would also provide housing for varying incomes.

As discussed in Attachment A, Project Description, the Project may include office and neighborhood commercial uses in lieu of the grocery store. From an employment

³⁷ *Based on a linear interpolation of 2012–2040 data.*

³⁸ *Based on a linear interpolation of 2012–2040 data.*

³⁹ *United States Census Bureau, 2015 American Community Survey, 2015 Average Household Size of Occupied Housing Units by Tenure, https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_1YR_B25010&prodType=table, accessed February 7, 2017.*

⁴⁰ *Based on a linear interpolation of 2012–2040 data. SCAG forecasts "households," not housing units. As defined by the U. S. Census Bureau, "households" are equivalent to occupied housing units.*

⁴¹ *Based on a linear interpolation of 2012–2040 data.*

perspective, the development scenario that includes a 55,000 square-foot grocery store, 5,000 square feet of commercial retail uses, and 8,988 square feet of high-turnover restaurant uses within the relocated historic bungalows would generate the most employees. Under this scenario, the Project would generate approximately 187 employees based on employee generation rates developed by the Los Angeles Unified School District (LAUSD).^{42,43} According to the 2016–2040 RTP/SCS, the employment forecast for the City of Los Angeles Subregion in 2017 is approximately 1,780,811 employees.⁴⁴ In 2021, the projected occupancy year of the Project, the City of Los Angeles Subregion is anticipated to have approximately 1,848,339 employees.⁴⁵ Thus, the Project's estimated 187 employees would constitute approximately 0.28 percent of the employment growth forecasted between 2017 and 2021. Therefore, the Project would not cause an exceedance of SCAG's employment projections or induce substantial indirect population or housing growth related to Project-generated employment opportunities.

As analyzed above, the net new population and housing that would be generated by the Project would be within SCAG's population and housing projections for the City of Los Angeles Subregion. Therefore, the Project would not induce substantial population or housing growth. Impacts related to population and housing would be less than significant, and no mitigation measures would be required. No further analysis of this topic in an EIR is required. With regard to cumulative population and housing impacts, please see Checklist Question XIX.b, below.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The Project Site currently includes an eight-unit multi-family residential building that would be removed as part of the Project. However, the Project would include the development of 429 housing units, for a net increase of housing units in the City. Given that the Project would result in a net increase of dwelling units, the

⁴² Los Angeles Unified School District, 2012 Developer Fee Justification Study, February 9, 2012, Table 11. Based on the employee generation rate for "Neighborhood Shopping Center" land uses, which is 0.00271 employee per average square foot. Restaurant uses are included in the "Neighborhood Shopping Center" category.

⁴³ For comparison purposes, the development scenario that includes 50,000 square feet of office and 10,000 square feet of retail would generate the fewest employees. Based on the employee generation rate for "Corporate Office" land uses, which is 0.00269 and the "Neighborhood Shopping Center" rate discussed above, this scenario would generate approximately 162 employees.

⁴⁴ Based on a linear interpolation of 2012–2040 data.

⁴⁵ Based on a linear interpolation of 2012–2040 data.

displacement of 8 housing units would be less than significant, and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. As noted above, the Project Site currently includes an eight-unit multi-family residential building that would be removed as part of the Project. Based on the average household generation rate of 2.86 persons per household discussed above, the Project would therefore displace an estimated 23 people. However, the Project would result in a net increase of housing units on the Project Site. Thus, impacts would be less than significant, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

XIV. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?

Potentially Significant Impact. The LAFD provides fire protection and emergency medical services for the Project Site. The closest LAFD fire station to the Project Site is Fire Station No. 27 located at 1327 North Cole Avenue in Los Angeles, approximately 0.2 mile west of the Project Site.⁴⁶ The Project would increase the building square footage on-site and increase the residential population. Therefore, the EIR will provide further analysis of potential impacts to fire protection.

b. Police protection?

Potentially Significant Impact. Police protection for the Project Site is provided by the City of Los Angeles Police Department. The Project would introduce new residential and commercial uses to the site that would increase the density at the Project Site, and increase the residential and daytime population in the service area. This could result in the

⁴⁶ Los Angeles Fire Department, *Fire Station Locator*, www.lafd.org/fire-stations/station-results?st=441&address=1360%20Vine, accessed February 7, 2017.

need for additional police services and associated facilities. Therefore, the EIR will provide further analysis of potential impacts to police protection.

c. Schools?

Potentially Significant Impact. The Project Site is located within the boundaries of the LAUSD. The LAUSD is divided into six local districts.⁴⁷ The Project Site is located in Local District–West.⁴⁸ The Project would include the development of additional residential uses on-site, which would generate a demand for educational services and school facilities. Therefore, the EIR will provide further analysis of impacts to schools.

d. Parks?

Potentially Significant Impact. The development of additional residential uses on-site as part of the Project would generate a new population at the Project Site that could utilize nearby parks and/or recreational facilities, possibly necessitating new parks. Thus, the EIR will provide further analysis of potential impacts to parks.

e. Other public facilities?

Potentially Significant Impact. The development of additional residential uses on-site as part of the Project would generate a new population that would generate a demand for library services provided by the Los Angeles Public Library, possibly necessitating the construction of new libraries. Therefore, the EIR will provide further analysis of potential impacts to libraries.

XV. Recreation

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact. As discussed in Response to Checklist Question XIV.d, above, development of additional residential uses on site as part of the Project would generate a new population at the Project Site that could utilize nearby parks and/or recreational facilities, possibly necessitating new parks. Thus, the EIR will provide further analysis of potential impacts to parks.

⁴⁷ Los Angeles Unified School District, Board of Education Districts Maps 2015–2016, <http://achieve.lausd.net/Page/8652>, accessed February 7, 2017.

⁴⁸ Los Angeles Unified School District, Board of Education Local District—West Map, May 2015.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact. The Project would not include the development of public recreational facilities. However, the Project would increase the residential population on the Project Site that could utilize nearby recreational facilities, possibly necessitating the construction or expansion of new recreational facilities. Additionally, the Project would include development of private open space and recreational amenities associated with its residential component. These amenities include an expansive landscaped area running north to south through the Project Site, a resident lounge, a dog run and an outdoor amenity deck with recreational features such as a pool with chaise lounges, seating areas, and fire pits. Therefore, the EIR will provide further analysis of impacts to recreational facilities.

XVI. Transportation/Traffic

Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Potentially Significant Impact. The Project proposes development which has the potential to result in an increase in daily and peak-hour traffic within the vicinity of the Project Site. In addition, construction of the Project has the potential to affect the transportation system through the hauling of excavated materials and debris, the transport of construction equipment, the delivery of construction materials, and travel by construction workers to and from the Project Site. Once construction is completed, the Project's residents, employees, and visitors would generate vehicle and transit trips throughout the day. The resulting increase in the use of the area's transportation facilities could exceed roadway and transit system capacities. Therefore, the EIR will provide further analysis of impacts to potential conflicts with applicable plans or policies.

b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. Metro administers the Congestion Management Program (CMP), a State-mandated program designed to address the impacts urban congestion has on local communities and the region as a whole. The CMP provides an analytical basis for the transportation decisions contained in the State Transportation Improvement Project. The CMP for Los Angeles County requires an analysis of any Project that could add 50 or more trips to any CMP intersection or more than 150 trips to a CMP mainline freeway location in either direction during either the A.M. or P.M. weekday peak hours. Implementation of the Project has the potential to generate additional vehicle trips, which could potentially add more than 50 trips to a CMP roadway intersection or more than 150 trips to a CMP freeway segment. Therefore, the EIR will provide further analysis of potential impacts to the applicable congestion management program.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Less Than Significant Impact. The Project proposes a new 262.5 foot-tall high-rise mixed-use building. It is anticipated that an emergency helipad would be located on the rooftop of the building, in accordance with current regulations. The Project Site is not located within the vicinity of any private or public airport or planning boundary of any airport land use plan. The nearest airport is the Hollywood Burbank Airport located approximately 7.8 miles northwest of the Project Site. The design, construction, and operation of the helipad would be subject to the requirements of LADBS and the LAFD. Additionally, the Project would be required to comply with applicable Federal Aviation Administration (FAA) requirements regarding rooftop lighting for high-rise structures. Furthermore, the Project would be required to comply with the notice requirements imposed by the FAA for all new buildings taller than 200 feet and would complete Form 7460-1 (Notice of Proposed Construction or Alteration), which must be submitted to the FAA at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest. Adherence to all regulatory requirements and review and approval by all applicable agencies would ensure design and construction of the helipad would not pose a threat to the public. Therefore, impacts related to construction of the helipad would be less than significant, and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Project's design does not include hazardous features. The roadways adjacent to the Project Site are part of the urban roadway network and contain no sharp curves or dangerous intersections. In addition, the development of the Project would not result in roadway improvements such that safety hazards would be introduced adjacent to the Project Site. Furthermore, the design and implementation of new driveways would comply with the City's applicable requirements, including emergency access requirements set forth by the LAFD. The Project design would also be reviewed by LADBS and the LAFD during the City's plan review process to ensure all applicable requirements are met. Moreover, the proposed uses would be consistent with the surrounding uses. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

e. Result in inadequate emergency access?

Potentially Significant Impact. While it is expected that construction activities for the Project would primarily occur within the Project Site, construction activities could potentially require the partial closure of travel lanes on adjacent streets for the installation or upgrading of local infrastructure. Construction within these roadways has the potential to impede access to adjoining uses, as well as reduce the rate of flow of the affected roadway. The Project would also generate construction traffic, particularly haul trucks, which may affect the capacity of adjacent streets and highways. Additionally, once constructed, the Project Site would include more dense development than currently exists. Therefore, the EIR will provide further analysis of potential impacts to emergency access.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact. The Project Site is served by a variety of transit options including numerous bus routes and the Metro Red Line light rail. The development of the Project would increase demand for alternative transportation modes in the vicinity of the Project Site. Therefore, the EIR will provide further analysis of the potential for the Project to conflict with adopted policies, plans, or programs regarding public transit, bicycle facilities, or pedestrian facilities.

XVII. Tribal Cultural Resources

Would the project:

- a. **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- i. **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k),⁴⁹ or**
 - ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Potentially Significant Impact. Approved by Governor Jerry Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

As noted above, the Project would require excavations to previously undisturbed depths. Therefore, the potential exists for the Project to significantly impact a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe. In compliance with AB 52, the City will notify all applicable tribes and the Project will participate in any requested consultations. The EIR will provide further analysis of impacts to any California Native American tribe.

⁴⁹ *Public Resources Code Section 5020.1(k) refers to "Local register of historical resources," which are defined as a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.*

XVIII. Utilities

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. The City of Los Angeles Department of Public Works provides wastewater collection and treatment services for the Project Site. As is the case under existing conditions, wastewater generated during operation of the Project would be collected and discharged into existing sewer mains and conveyed to the Hyperion Water Reclamation Plant in Playa del Rey. The Project would result in increased wastewater generation from the Project Site. Therefore, the EIR will provide further analysis of this topic.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. Water and wastewater systems consist of two components, the source of the water supply or place of sewage treatment, and the conveyance systems (i.e., distribution lines and mains) that link the location of these facilities to an individual development site. Given the Project's increase in the amount of developed floor area on the Project Site, the EIR will provide further analysis of this issue.

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. As discussed in Response to Checklist Question IX.c, above, the Project would decrease the amount of impervious surfaces on the Project Site and thus would not increase stormwater flows. Furthermore, as described above in detail in the Water Resources Report, the Project would provide appropriate on-site drainage improvements to control runoff, including the installation of catch basins, plant drains, and roof downspouts to collect roof and site runoff and direct stormwater away from the structures through a series of underground storm drain pipes. Thus, 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, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. LADWP supplies water to the Project Site. Given the Project's increase in the amount of developed floor area on the Project Site, the Project has to the potential to result in an increased demand for water provided by LADWP. Therefore, the EIR will provide further analysis of this issue.

e. 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?

Potentially Significant Impact. As discussed above in Response to Checklist Question XVII.b, the Project may result in an increase in wastewater flows over existing conditions. Therefore the EIR will provide further analysis of this issue.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. While the Bureau of Sanitation generally provides waste collection services to single-family and some small multi-family developments, private haulers permitted by the City provide waste collection services for most multi-family residential and commercial developments within the City. Solid waste transported by both public and private haulers is either recycled, reused, or transformed at a waste-to-energy facility, or disposed of at a landfill. Landfills within the County are categorized as either Class III or unclassified landfills. Non-hazardous municipal solid waste is disposed of in Class III landfills, while inert waste such as construction waste, yard trimmings, and earth-like waste are disposed of in unclassified landfills.⁵⁰ Ten Class III landfills and one unclassified landfill with solid waste facility permits are currently operating within the County.⁵¹ In addition, there are two solid waste transformation facilities within Los Angeles County that convert, combust, or otherwise process solid waste for the purpose of energy recovery.

In 2015, the City of Los Angeles disposed of approximately 2.53 million tons of solid waste at the County's Class III landfills and approximately 39,364 tons at transformation

⁵⁰ *Inert waste is waste which is neither chemically or biologically reactive and will not decompose. Examples of this are sand and concrete.*

⁵¹ *County of Los Angeles, Department of Public Works; Los Angeles County Integrated Waste Management Plan 2015 Annual Report, December 2016.*

facilities.⁵² The 2.53 million tons of solid waste accounts for approximately 2.62 percent of the total remaining capacity (96.45 million tons) for the County’s Class III landfills open to the City.⁵³

Los Angeles County continually evaluates landfill disposal needs and capacity through preparation of the Los Angeles County Countywide Integrated Waste Management Plan (CoIWMP) Annual Reports. Within each annual report, future landfill disposal needs over the next 15-year planning horizon are addressed in part by determining the available landfill capacity.⁵⁴ Based on the most recent 2015 CoIWMP Annual Report, the remaining total disposal capacity for the County’s Class III landfills is estimated at 114.37 million tons.⁵⁵

Based on the 2015 CoIWMP Annual Report, the countywide cumulative need for Class III landfill disposal capacity within the next 15 years will not exceed the 2015 remaining permitted Class III landfill capacity of 114 million tons. Nonetheless, while there is no expected daily landfill capacity shortfall during the planning period, there are constraints that may limit the accessibility of Class III landfill capacity. These constraints include watershed boundaries, geographic barriers, weather, and natural disasters. Therefore, the Annual Report evaluated seven scenarios and determined that the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period with six of the scenarios. The Annual Report also concluded that in order to maintain adequate disposal capacity, individual jurisdictions must continue to pursue strategies to maximize waste reduction and recycling, expand existing landfills, promote and develop alternative technologies, expand transfer and processing infrastructure, and use out of county disposal, including waste by rail. The City’s Recovering Energy, Natural Resources and Economic Benefit from Waste for Los Angeles (RENEW LA) Plan sets a goal of becoming a “zero waste” city by 2030. To this end, the City of Los Angeles implements a number of source reduction and recycling programs such as curbside recycling, home composting demonstration programs, and construction and demolition debris recycling.⁵⁶

⁵² *These numbers represent waste disposal, not generation, and thus do not reflect the amount of solid waste that was diverted via source reduction and recycling programs within the City.*

⁵³ *(2.53 million tons ÷ 96.45 million tons) X 100 = 2.62 percent.*

⁵⁴ *County of Los Angeles, Department of Public Works. Los Angeles County Integrated Waste Management Plan 2014 Annual Report, December 2015.*

⁵⁵ *This total excludes the estimated remaining capacity at the Puente Hills Landfill, which closed on October 31, 2013.*

⁵⁶ *City of Los Angeles, Solid Waste Integrated Resource Plan FAQ; www.zerowaste.lacity.org/files/info/fact_sheet/SWIRPFAQS.pdf, accessed February 7, 2017.*

The City is currently diverting 76 percent of its waste from landfills.⁵⁷ The City has adopted the goal of achieving 90 percent diversion by 2025, and zero waste by 2030.

Construction

The Project Site is currently improved with residential and commercial development. Pursuant to the requirements of SB 1374 (approved September 12, 2002), the Project would implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of non-hazardous demolition and construction debris. Materials that could be recycled or salvaged include asphalt, glass, and concrete. Debris not recycled could be accepted at the unclassified landfill (Azusa Land Reclamation) within Los Angeles County and within the Class III landfills open to the City. Given the remaining permitted capacity the Azusa Land Reclamation facility, which is approximately 59.83 million tons, as well as the remaining capacity of Class III landfills open to the City, the landfills serving the Project Site would have sufficient capacity to accommodate the Project's construction solid waste disposal needs.

Operation

As discussed in Attachment A, Project Description, in lieu of the grocery store, the Project may instead construct office and neighborhood-serving retail uses. However, from a solid waste perspective, the development scenario that includes a 55,000 square-foot grocery store, 5,000 square feet of commercial retail uses, and 8,988 square feet of high-turnover restaurant uses would generate the most solid waste. As shown in Table B-1 on page B-57, upon full buildout under this scenario, the Project would generate approximately 7,607 pounds of solid waste per day. As shown in Table B-1, when accounting for existing uses to be removed, the Project would generate a net increase of approximately 6,474 pounds of solid waste per day. However, it is noted that the estimated solid waste is conservative because the waste generation factors used do not account for recycling or other waste diversion measures such as compliance with AB 341, which requires California commercial enterprises and public entities that generate four or more cubic yards per week of waste, and multi-family housing with five or more units, to adopt recycling practices., or implementation of the City's upcoming Zero Waste LA franchising system, which is expected to result in a reduction of landfill disposal Citywide with a goal of reaching a Citywide recycling rate of 90 percent by the year 2025. The estimated annual net increase in solid waste that would be generated by the Project represents approximately 0.05 percent of the City's annual solid waste disposal and approximately 0.001 percent of the remaining capacity for the County's Class III landfills open to the City of Los Angeles.

⁵⁷ LA Sanitation, Recycling, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r?_adf.ctrl-state=alxbkb91s_4&_afLoop=18850686489149411#!, accessed January 13, 2017.

Table B-1
Estimated Project Solid Waste Generation

Building	Size	Generation Rate^a	Total (lb/day)
Existing			
Residential	8 du	12.23 lb/du/day	98
Post-production facilities ^b	26,088 sf	11.50 lb/emp/day	805 ^c
Commercial Retail/Restaurant	8,044 sf	10.53 lb/emp/day	230 ^d
Total Existing			1,133
Proposed			
Multi-Family Residential	429 du	12.23 lb/du/day	5,247
Grocery Store	55,000 sf	0.0312/sf	1,716
Retail/Restaurant	13,988 sf	17 lb/emp/day	644 ^e
Total with Implementation of Project			7,607
Total Net Generation			6,474
<p><i>du = dwelling unit</i> <i>emp = employee</i> <i>sf = square feet</i> <i>lb = pound</i></p> <p>^a CalRecycle, <i>Estimated Solid Waste Generation Rates</i>, www2.calrecycle.ca.gov/Waste/Characterization/General/Rates, accessed February 7, 2017.</p> <p>^b The six historic bungalows, comprising 8,988 square feet, are currently used as post-production space.</p> <p>^c Los Angeles Unified School District, <i>2012 Developer Fee Justification Study</i>, February 9, 2012, Table 11. Based on the employee generation rates for "Corporate Office" (0.00269 employee per average square foot), the existing 26,088 square feet of post-production facilities would result in 70 employees.</p> <p>^d Los Angeles Unified School District, <i>2012 Developer Fee Justification Study</i>, February 9, 2012, Table 11. Based on the employee generation rates for "Neighborhood Shopping Centers" (0.00271 employee per average square foot), the 8,044-square-foot commercial strip center would result in 22 employees.</p> <p>^e Los Angeles Unified School District, <i>2012 Developer Fee Justification Study</i>, February 9, 2012, Table 11. Based on the employee generation rates for "Neighborhood Shopping Centers" (0.00271 employee per average square foot), the proposed 13,988 square feet of commercial retail uses would result in 38 employees. It is conservatively assumed that this floor area would be primarily used by restaurant uses. Thus, a higher generation rate of 17 lbs per employee per day was used.</p> <p>Source: Eyestone Environmental, 2017.</p>			

Based on the above, the landfills that serve the Project Site would have sufficient permitted capacity to accommodate the solid waste that would be generated by the construction and operation of the Project. Therefore, impacts would be less than

significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. In addition, AB 1327 provided for the development of the California Solid Waste Reuse and Recycling Access Act of 1991, which requires the adoption of an ordinance by any local agency governing the provision of adequate areas for the collection and loading of recyclable materials in development projects. Furthermore, Assembly Bill 341 (AB 341), which became effective on July 1, 2012, requires businesses and public entities that generate four cubic yards or more of waste per week and multi-family dwellings with five or more units, to recycle. The purpose of AB 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills and expand opportunities for recycling in California. In addition, in March 2006, the Los Angeles City Council adopted RENEW LA, a 20-year plan with the primary goal of shifting from waste disposal to resource recovery within the City, resulting in “zero waste” by 2030. The “blueprint” of the plan builds on the key elements of existing reduction and recycling programs and infrastructure, and combines them with new systems and conversion technologies to achieve resource recovery (without combustion) in the form of traditional recyclables, soil amendments, renewable fuels, chemicals, and energy. The plan also calls for reductions in the quantity and environmental impacts of residue material disposed in landfills. More recently, in October 2014, Governor Jerry Brown signed AB 1826, requiring businesses to recycle their organic waste⁵⁸ on and after April 1, 2016, depending on the amount of waste generated per week. Specifically, beginning April 1, 2016, businesses that generate eight cubic yards of organic waste per week shall arrange for organic waste recycling services. In addition, beginning January 1, 2017, businesses that generate four cubic yards of organic waste per week shall arrange for organic waste recycling services. Mandatory recycling of organic waste is the next step toward achieving California’s recycling and greenhouse gas emission goals. Organic waste such as green materials and food materials are recyclable through composting and mulching, and through anaerobic digestion, which can produce renewable energy and fuel. Reducing the amount of organic

⁵⁸ *Organic waste refers to food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.*

materials sent to landfills and increasing the production of compost and mulch are part of the AB 32 (California Global Warming Solutions Act of 2006) Scoping Plan.

The Project would be consistent with the applicable regulations associated with solid waste. Specifically, the Project would provide adequate storage areas in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), which requires that development projects include an on-site recycling area or room of specified size.⁵⁹ The Project would also comply with AB 939, AB 341, AB 1826 and City waste diversion goals, as applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling. Since the Project would comply with federal, State, and local statutes and regulations related to solid waste, impacts would be less than significant and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XIX. Mandatory Findings of Significance

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. As discussed above, the Project is located in a highly urbanized area and does not serve as habitat for fish or wildlife species. No sensitive plant or animal community or special status species occur on the Project Site. However, as indicated above, the Project does have the potential to result in impacts to cultural resources. Therefore, further evaluation of this topic in an EIR is required.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).**

Potentially Significant Impact. The potential for cumulative impacts occurs when the impacts of the Project are combined with impacts from related development projects and result in impacts that are greater than the impacts of the Project alone. Located within the vicinity of the Project Site are other current and reasonably foreseeable projects, the

⁵⁹ Ordinance No. 171,687, adopted by the Los Angeles City Council on August 6, 1997.

development of which, in conjunction with that of the Project, may contribute to potential cumulative impacts. Impacts of the Project on both an individual and cumulative basis will be addressed in the EIR for the following subject areas: air quality; cultural resources; greenhouse gas emissions; land use and planning; noise; public services (fire protection, police protection, schools, parks, and other public services); recreation; transportation/circulation; tribal cultural resources; and utilities (water, wastewater, and energy).

With regard to cumulative effects with respect to aesthetics, agricultural resources, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, and other utilities (i.e., solid waste), the Project's incremental contribution to potential cumulative impacts would not be cumulatively considerable. Specifically, with respect to aesthetics, pursuant to SB 743 and ZI 2452, the Project's impacts would not be significant. Furthermore, related projects would be reviewed on a case-by-case basis by the City to comply with LAMC requirements regarding building heights, setbacks, massing and lighting or, for those projects that require discretionary actions, to undergo site-specific review regarding building density, design, and light and glare effects. Thus, cumulative impacts associated with aesthetics would be less than significant.

With respect to agricultural resources and mineral resources, the Project would have no impact on these resources, and therefore could not combine with other projects to result in cumulative impacts. With respect to biological resources, hazards and hazardous materials, and hydrology and water quality, these resource areas are generally site-specific and would be evaluated within the context of each individual project. Furthermore, related projects would be required to comply with existing regulatory requirements and the City's building permit review and approval process, which address these subjects. In addition, with regard to hydrology, the Project would not increase peak flows during the 50-year storm events. Therefore, the Project would not contribute to a cumulative impact on downstream infrastructure.

With regard to population and housing, the Project's incremental contribution to potential cumulative impacts would not be cumulatively considerable. As discussed in the analysis above, the employment, housing and population generated by the Project would be well within SCAG growth forecasts.

With regard to solid waste, the Project's incremental contribution to potential cumulative impacts would not be cumulatively considerable. As discussed above, the estimated annual net increase in solid waste that would be generated by the Project represents approximately 0.05 percent of the City's annual solid waste disposal and approximately 0.001 percent of the remaining capacity for the County's Class III landfills open to the City of Los Angeles. As previously stated, the demand for landfill capacity is

continually evaluated by the County through preparation of the CoIWMP annual reports. Each annual CoIWMP report assesses future landfill disposal needs over a 15 year planning horizon. Based on the 2015 CoIWMP Annual Report, the County anticipates that future disposal needs can be adequately met for the next 15 years (i.e., 2030). The preparation of each annual CoIWMP provides sufficient lead time (15 years) to address potential future shortfalls in landfill capacity. Furthermore, in future years, it is anticipated that the rate of declining landfill capacity would slow considering the City's goal to achieve zero waste by 2030.

Therefore, cumulative impacts with respect to these topics would be less than significant, and no mitigation measures are required. No further evaluation of these topics in an EIR is required.

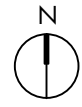
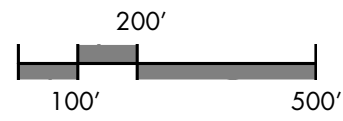
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Project could result in potentially significant impacts with regard to the following topics: air quality; cultural resources; greenhouse gas emissions; land use and planning; noise; public services (fire protection, police protection, schools, parks, and other public services); recreation; transportation/circulation; tribal cultural resources; and utilities (water, wastewater, and energy). As a result, these potential effects will be analyzed further in the EIR.

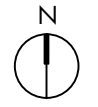
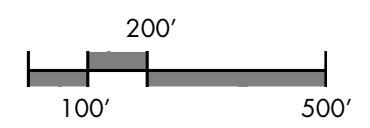
Appendices

Appendix IS-1

Shadow Study



30 MINUTES AFTER SUNRISE
WINTER SOLTICE - 7:30 AM



WINTER SOLTICE - 8:30 AM

CASSIL PL

SCHRADER BLVD

N HUDSON AVE

WILCOX AVE

COLE PL

N CAHUENGA BLVD

IVAR AVE

VINE ST

SELMA AVE

SUNSET BLVD

LELAND WAY

DE LONGPRE AVE

HOMEWOOD AVE

AFTON PL

FOUNTAIN AVE

HOMEWOOD AVE

SEWARD ST

LA MIRADA AVE

COLE AVE

N CAHUENGA BLVD

VINE ST

N EL CENTRO AVE

N GOWER ST

N BEACHWOOD DR

CARLTON WAY

SELMA AVE

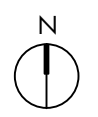
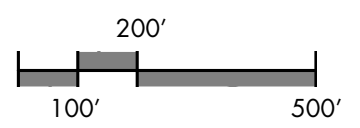
LA BAIG AVE

GORDON ST

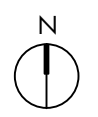
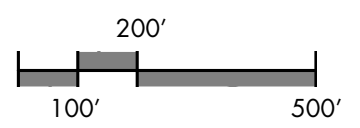
GORDON ST

TAMARIND AVE

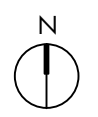
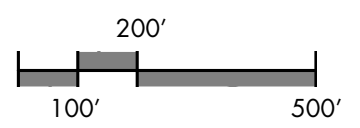
N BRONSON AVE



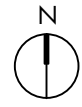
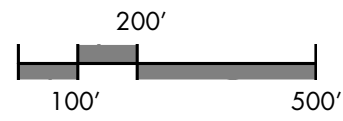
WINTER SOLTICE - 9:30 AM



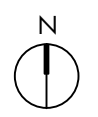
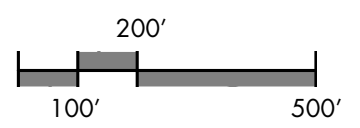
WINTER SOLTICE - 10:30 AM



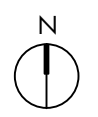
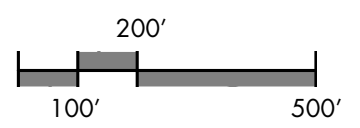
WINTER SOLTICE - 11:30 AM



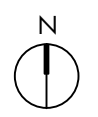
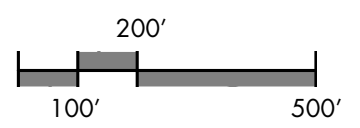
WINTER SOLTICE - 12:30 PM



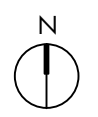
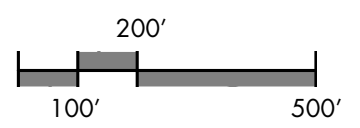
WINTER SOLTICE - 1:30 PM



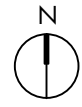
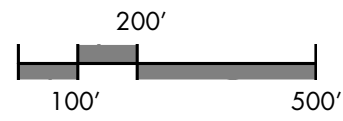
WINTER SOLTICE - 2:30 PM



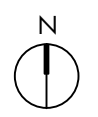
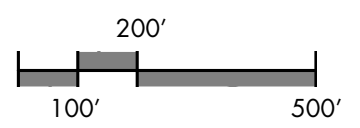
WINTER SOLTICE - 3:30 PM



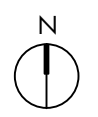
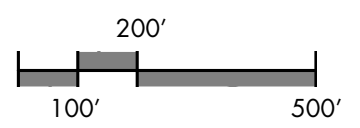
30 MINUTES BEFORE SUNSET
WINTER SOLTICE - 4:15 PM



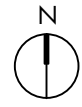
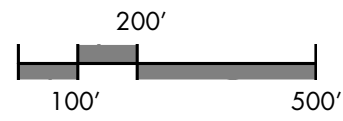
30 MINUTES AFTER SUNRISE
SUMMER SOLTICE - 6:30 AM



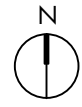
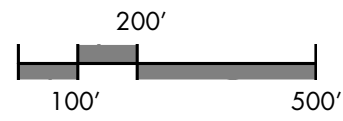
SUMMER SOLTICE - 7:30 AM



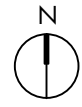
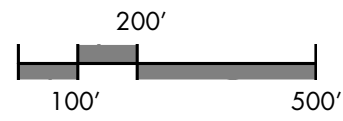
SUMMER SOLTICE - 8:30 AM



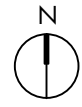
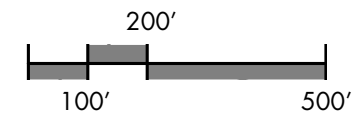
SUMMER SOLTICE - 9:30 AM



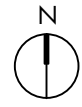
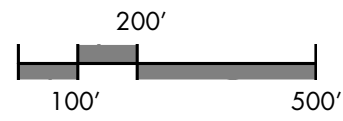
SUMMER SOLTICE - 10:30 AM



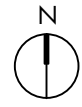
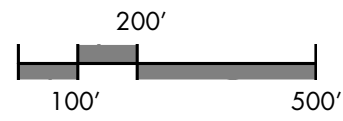
SUMMER SOLTICE - 11:30 AM



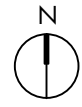
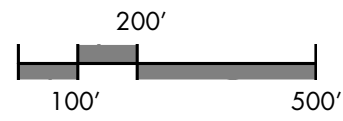
SUMMER SOLTICE - 12:30 PM



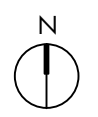
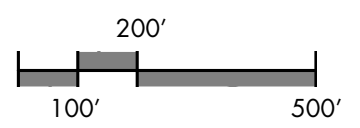
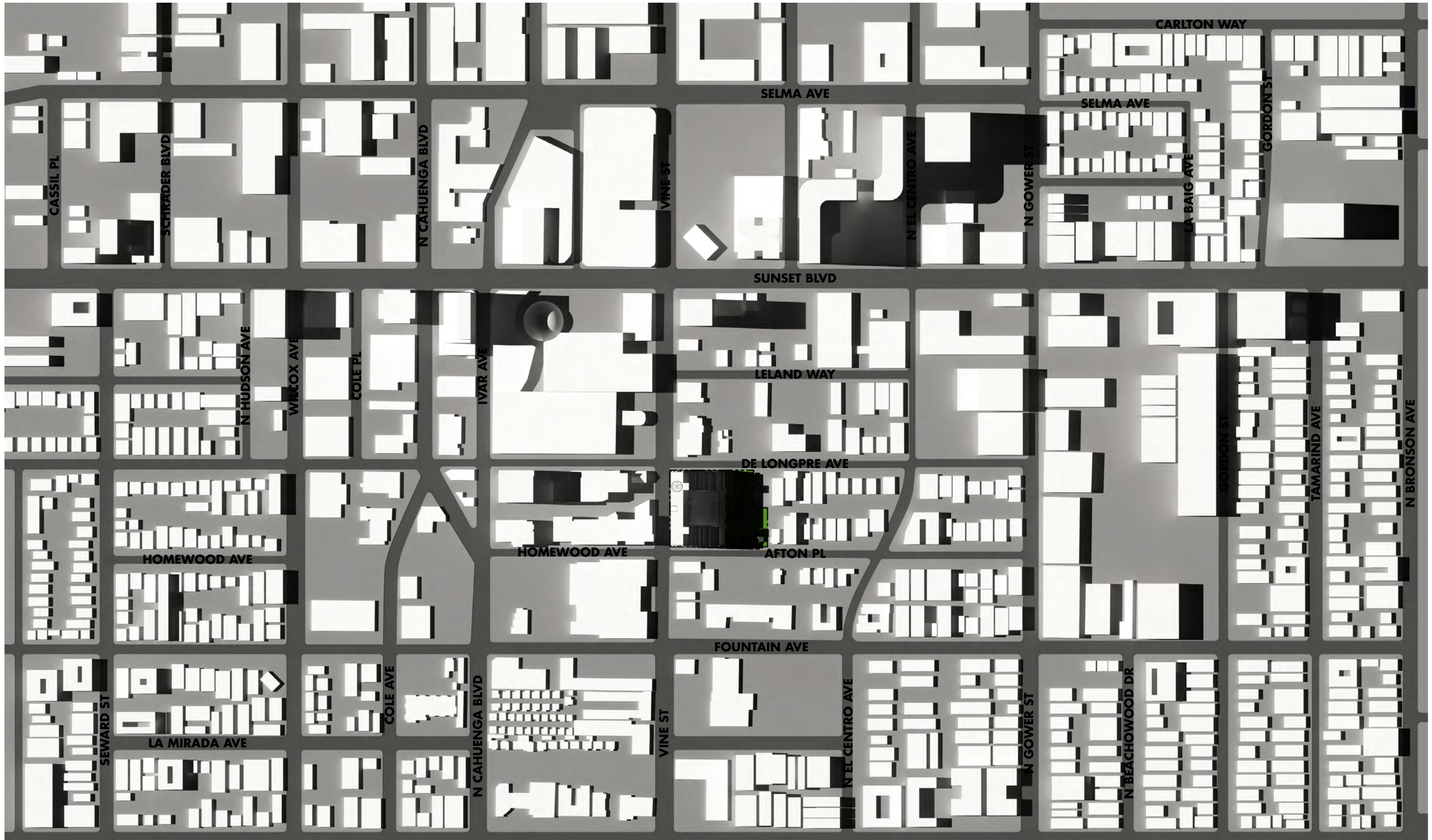
SUMMER SOLTICE - 1:30 PM



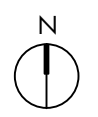
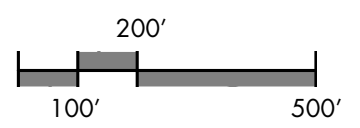
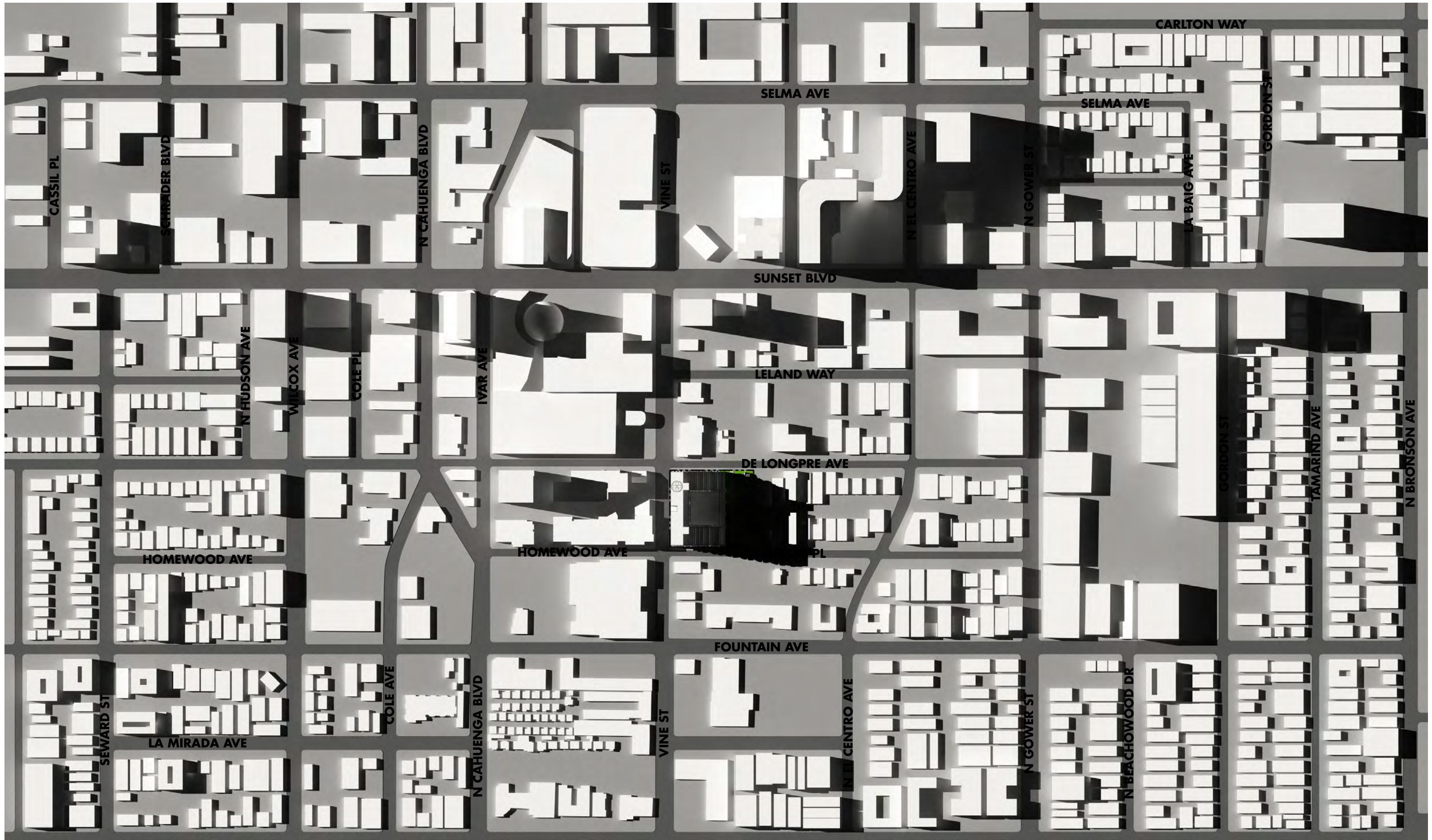
SUMMER SOLTICE - 2:30 PM



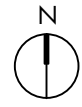
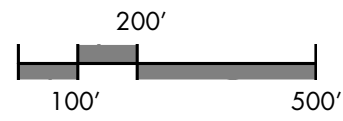
SUMMER SOLTICE - 3:30 PM



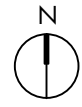
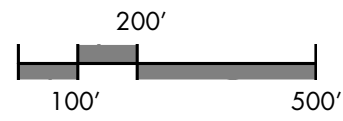
SUMMER SOLTICE - 4:30 PM



SUMMER SOLTICE - 5:30 PM



SUMMER SOLTICE - 6:30 PM



30 MINUTES BEFORE SUNSET
SUMMER SOLTICE - 7:30 PM

Appendix IS-2

Tree Survey

DE LONGPRE AVENUE

(25' WIDE PUBLIC RIGHT OF WAY)

EXISTING TREE MATRIX

TREE No.	BOTANICAL NAME COMMON NAME	DBH	H x W	STATUS
1	LAGERSTROEMIA INDICA CRAPE MYRTLE	1"	7' x 3'	STREET TREE
2	LAGERSTROEMIA INDICA CRAPE MYRTLE	1'-1/2"	7' x 3'	STREET TREE
3	LAGERSTROEMIA INDICA CRAPE MYRTLE	2"	8' x 4'	STREET TREE-CONFLICTS W/ PROPOSED DRIVEWAY
4	LAGERSTROEMIA INDICA CRAPE MYRTLE	2"	8' x 4'	STREET TREE
5	JACARANDA ACUTIFOLIA JACARANDA	3"	10' x 5'	STREET TREE
6	JACARANDA ACUTIFOLIA JACARANDA	4"	12' x 6'	STREET TREE
7	CUPANIOPSIS ANACARDIODES CARROTWOOD	6"	17' x 13'	REMOVE - CONFLICTS WITH DEVELOPMENT
8	CUPANIOPSIS ANACARDIODES CARROTWOOD	4"	15' x 9'	REMOVE - CONFLICTS WITH DEVELOPMENT
9	CUPANIOPSIS ANACARDIODES CARROTWOOD	4"	13' x 8'	REMOVE - CONFLICTS WITH DEVELOPMENT
10	CUPANIOPSIS ANACARDIODES CARROTWOOD	5"+5"	16' x 12'	REMOVE - CONFLICTS WITH DEVELOPMENT
11	ULMUS PUMILA SIBERIAN ELM	8"	20' x 18'	REMOVE - CONFLICTS WITH DEVELOPMENT
12	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	35' T	--	REMOVE - CONFLICTS WITH DEVELOPMENT
13	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	35' T	--	REMOVE - CONFLICTS WITH DEVELOPMENT

PROTECTED TREES

I HAVE PERSONALLY INSPECTED ALL EXISTING TREES ON THE SITE ON MARCH 12, 2016 AND FOUND THAT NONE ARE PROTECTED SPECIES OF THE GENUS QUERCUS (OAK) NOR ARE ANY OF THE EXISTING TREES CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA CALIFORNICA), CALIFORNIA SYCAMORE (PLATANUS RACEMOSA), OR CALIFORNIA BAY (UMBELLULARIA CALIFORNICA).

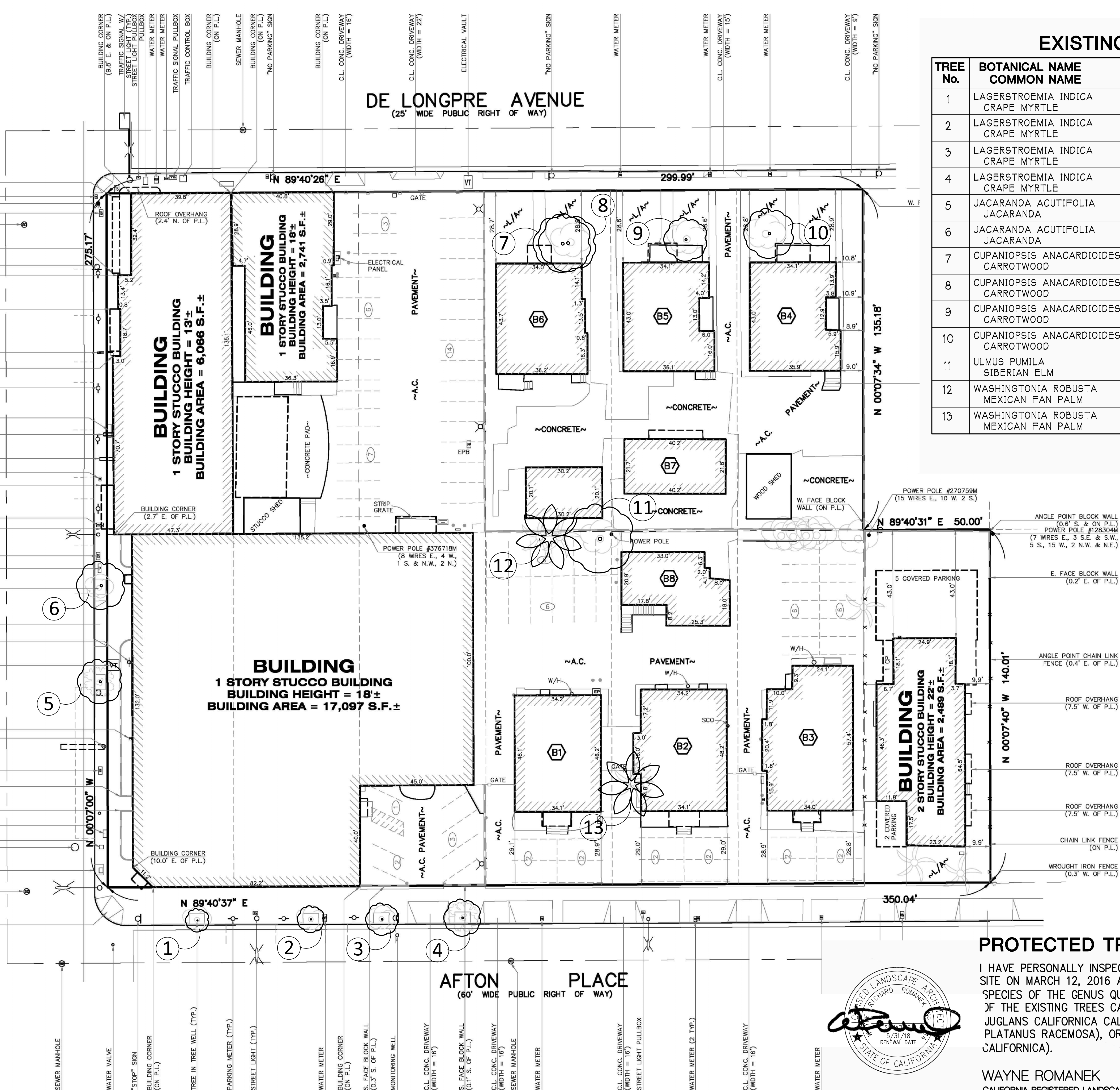
WAYNE ROMANEK
CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #2114
04.12.2016

- CANOPY OVERHANG CORNER (2.4' E & 11.3' S. OF P.L.)
STREET LIGHT PULLBOX
TRAFFIC SIGNAL
STORM DRAIN MANHOLE
- CANOPY OVERHANG CORNER (2.3' E. OF P.L.)
"1 HOUR PARKING" SIGN
BUILDING CORNER (4.5' E. OF P.L.)
- CANOPY OVERHANG CORNER (1.3' E. OF P.L.)
- W. EDGE MONUMENT SIGN (3.6' W. OF P.L.)
BUILDING CORNER (2.4' E. OF P.L.)
PARKING METER (TYP.)
- GAS METERS
- W. EDGE MONUMENT SIGN (1.3' W. OF P.L.)
- W. EDGE MONUMENT SIGN (2.8' W. OF P.L.)
WATER METER
- CANOPY OVERHANG CORNER (2.3' W. OF P.L.)
- WATER METER
- CANOPY OVERHANG CORNER (2.3' W. OF P.L.)
- TRAFFIC SIGNAL PULLBOX
TELEPHONE PULLBOX
- TREE IN TREE WELL (TYP.)
- C.L. CONC. DRIVEWAY (WIDTH = 18')
- FIRE DEPARTMENT CONNECTION
- WATER VAULT
- GAS METER
- E. EDGE SIGN OVERHANG (1.4' W. OF P.L.)
- TRAFFIC SIGNAL PULLBOX
- ANGLE POINT PLANTER WALL (5.1' E. OF P.L.)
- ANGLE POINT PLANTER WALL (5.0' E. OF P.L.)
PULLBOX
- PULLBOX
MANHOLE
- CATCH BASIN OPENING
- STORM DRAIN MANHOLE
- HANDICAP RAMP (TYP.)

VINE STREET
(80' WIDE PUBLIC RIGHT OF WAY)

AFTON PLACE

(60' WIDE PUBLIC RIGHT OF WAY)



ISSUE RECORD	DATE

OWNER:
ONNI CONTRACTING (CALIFORNIA) INC.
315 W 9th Street, Unit 801
LOS ANGELES, CA 90015
T: 213.629.2041
F: 213.629.2789

ARCHITECT:
STANLEY SAIOWITZ/
NATOMA ARCHITECTS Inc.
1022 NATOMA ST. UNIT 3
SAN FRANCISCO, CA 94103
T: 415.626.8977
F: 415.682.8978

CONSULTANT:
CARTER, ROMANEK
LANDSCAPE ARCHITECTS, INC
11110 OHIO AVENUE, SUITE 204
LOS ANGELES, CA 90025
T: 310.477.3900
F: 301.477.3977

ONNI VINE STREET
1360 NORTH VINE ST, LOS ANGELES, CA 90028

SHEET TITLE
EXISTING TREE SURVEY

SET:	ENTITLEMENT SUBMITTAL
DATE:	09.28.2016
SCALE:	
DRAWN:	CRLA © COPYRIGHT 2016 WAYNE ROMANEK LANDSCAPE ARCHITECTS, INC.
SHEET NO.:	

Appendix IS-3

Geotechnical Investigation and Approval Letter

GEOTECHNICAL INVESTIGATION

**PROPOSED HIGH-RISE
REDEVELOPMENT
6254-6274 W. DE LONGPRE AVENUE
1334 & 1348-1360 N. VINE STREET
6241-6265 W. AFTON PLACE
LOS ANGELES, CALIFORNIA
TRACT: 1210, BLOCK A, LOT: 11-23**



GEOCON
W E S T, I N C.

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

**ONNI CAPITAL, LLC
VANCOUVER, BRITISH COLUMBIA**

PROJECT NO. A9382-06-01

REVISED SEPTEMBER 2016



Project No. A9382-06-01
March 15, 2016
Revised September 21, 2016

Mr. Daniel Bell
Onni Group, LLC
300 - 550 Robson Street
Vancouver, British Columbia V6B 2B7

Subject: GEOTECHNICAL INVESTIGATION
PROPOSED HIGH-RISE REDEVELOPMENT
6254-6274 W. DE LONGPRE AVENUE, 1334 & 1348-1360 N. VINE STREET
6241 -6265 W. AFTON PLACE, LOS ANGELES, CALIFORNIA
TRACT 1210, BLOCK A, LOTS 11-23

Dear Mr. Bell:

In accordance with your authorization of our proposal dated February 3, 2016, we have performed a geotechnical investigation for the proposed high-rise development located at the southeast corner of De Longpre Avenue and Vine Street in the Hollywood area of Los Angeles, California. The accompanying report presents the findings of our study, and our conclusions and recommendations pertaining to the geotechnical aspects of proposed design and construction. Based on the results of our investigation, it is our opinion that the site can be developed as proposed, provided the recommendations of this report are followed and implemented during design and construction.

If you have any questions regarding this report, or if we may be of further service, please contact the undersigned.

Very truly yours,

GEOCON WEST, INC.



Jelisa Thomas
PE 74946



Susan F. Kirkgard
CEG 1754



Neal D. Berliner
GE 2576

(EMAIL) Addressee

TABLE OF CONTENTS

1.	PURPOSE AND SCOPE	1
2.	SITE AND PROJECT DESCRIPTION	1
3.	BACKGROUND REVIEW	2
4.	GEOLOGIC SETTING	2
5.	SOIL AND GEOLOGIC CONDITIONS	3
	5.1 Artificial Fill	3
	5.2 Older Alluvium	3
6.	GROUNDWATER	3
7.	GEOLOGIC HAZARDS	4
	7.1 Surface Fault Rupture	4
	7.2 Seismicity	6
	7.3 Seismic Design Criteria	7
	7.4 Site-Specific Ground Motion Hazard Analysis	8
	7.5 Liquefaction Potential	8
	7.6 Slope Stability	9
	7.7 Earthquake-Induced Flooding	9
	7.8 Tsunamis, Seiches, and Flooding	10
	7.9 Oil Fields & Methane Potential	10
	7.10 Subsidence	10
8.	CONCLUSIONS AND RECOMMENDATIONS	11
	8.1 General	11
	8.2 Temporary Dewatering	13
	8.3 Permanent Dewatering	13
	8.4 Soil and Excavation Characteristics	14
	8.5 Minimum Resistivity, pH, and Water-Soluble Sulfate	14
	8.6 Grading	15
	8.7 Controlled Low Strength Material (CLSM)	17
	8.8 Foundation Design	18
	8.9 Conventional Foundation Design	19
	8.10 Mat Foundation Design	20
	8.11 Foundation Settlement	20
	8.12 Lateral Design	21
	8.13 Concrete Slabs-on-Grade	21
	8.14 Retaining Walls Design	23
	8.15 Dynamic (Seismic) Lateral Forces	24
	8.16 Retaining Wall Drainage	24
	8.17 Elevator Pit Design	25
	8.18 Elevator Piston	25
	8.19 Temporary Excavations	26
	8.20 Shoring – Soldier Pile Design and Installation	26
	8.21 Tie-Back Anchors	31
	8.22 Anchor Installation	32
	8.23 Anchor Testing	32
	8.24 Internal Bracing	33
	8.25 Surcharge from Adjacent Structures and Improvements	33
	8.26 Surface Drainage	34
	8.27 Plan Review	35

TABLE OF CONTENTS (Continued)

LIMITATIONS AND UNIFORMITY OF CONDITIONS

LIST OF REFERENCES

MAPS, TABLES, AND ILLUSTRATIONS

Figure 1, Vicinity Map

Figure 2, Site Plan

Figures 3A and 3B, Cross-Section

Figure 4, Regional Fault Map

Figure 5, Regional Seismicity Map

Figure 6, Retaining Wall Pressure Calculation

Figures 7 and 8, Retaining Wall Drainage

Figure 9, Shoring Pressure Calculation

APPENDIX A

FIELD INVESTIGATION

Figures A1 and A2, Boring Logs

APPENDIX B

LABORATORY TESTING

Figures B1 and B2, Direct Shear Test Results

Figures B3 through B5, Consolidation Test Results

Figure B6, Corrosivity Test Results

GEOTECHNICAL INVESTIGATION

1. PURPOSE AND SCOPE

This report presents the results of a geotechnical investigation for the proposed multi-family residential development located at the corner of De Longpre Avenue and Vine Street in the Hollywood area of Los Angeles, California (see Vicinity Map, Figure 1). The purpose of the investigation was to evaluate subsurface soil and geologic conditions underlying the site and, based on conditions encountered, to provide conclusions and recommendations pertaining to the geotechnical aspects of design and construction.

The scope of this investigation included a site reconnaissance, a review of documents on file with LADBS, field exploration, laboratory testing, engineering analysis, and the preparation of this report. The site was explored on February 25, 2016 and February 26, 2016, by excavating two 8-inch diameter borings to depths of approximately 101½ feet below the existing ground surface utilizing a truck-mounted hollow-stem auger drilling machine. The approximate locations of the exploratory borings are depicted on the Site Plan (see Figure 2). A detailed discussion of the field investigation, including boring logs, is presented in Appendix A.

Laboratory tests were performed on selected soil samples obtained during the investigation to determine pertinent physical and chemical soil properties. Appendix B presents a summary of the laboratory test results.

The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions. References reviewed to prepare this report are provided in the *List of References* section.

If project details vary significantly from those described herein, Geocon should be contacted to determine the necessity for review and possible revision of this report.

2. SITE AND PROJECT DESCRIPTION

The subject site is located at the southeast corner of De Longpre Avenue and Vine Street in the City of Los Angeles, California. The site includes the following addresses: 6254-6274 W. De Longpre Avenue, 1334 & 1348-1360 N. Vine Street, and 6241-6265 W. Afton Place, Los Angeles, California. The site is an approximately rectangular-shaped parcel and is currently occupied by several one-story single-family residential lots, a two-story multi-family residential structure, and one- to two story commercial structures. The site is bounded by Vine Street to the west, De Longpre Avenue to the north, Afton Place to the south, and by multi-family residential structures to the east. The site is relatively level with no pronounced highs or lows. Surface water drainage at the site appears to be by sheet flow along the existing ground contours to the city streets. Vegetation onsite consists of grass and trees, which are located in isolated planter areas.

Based on the information provided by the Client, it is our understanding that the proposed development will consist of a 20-story tower underlain by four levels of subterranean parking. The tower will occupy only the western portion of the site; the eastern portion of the site will have low-rise structures. The proposed construction is depicted on the Site Plan and Cross-Section (see Figures 2, 3A, and 3B).

Anticipated column loads were provided by the project structural engineer. It is anticipated that column loads will range from 1,350 kips for the low-rise portion of the structure to 3,700 kips for the proposed high-rise tower.

Once the design phase and foundation loading configuration proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Any changes in the design, location or elevation of any structure, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

3. BACKGROUND REVIEW

As a part of this investigation, we performed research at the City of Los Angeles Records Department to review any prior geotechnical studies for the subject site and vicinity. Our search did not find any prior reports for the subject site or adjacent sites. However as a result of our research, we did review the following prior report on file for a site located approximately a quarter mile to the northeast:

Response to Soils Report Correction Letter, Proposed Mixed-Use Development, 6121-6125 Sunset Boulevard, 1500-1550 N. El Centro Avenue, and 1525-1575 N. Gower Street, Hollywood, California, dated August 14, 2013.

The response letter references additional reports and addenda for the proposed project which is described as a mixed-use development comprised of a 20-story tower and multiple mid-rise office buildings, underlain by five levels of subterranean parking. Although all reports and addenda associated with this other project were not reviewed at this time, the referenced response letter contains information on a down-hole seismic survey. This information might be used in the future to supplemental a site-specific ground motion hazard analysis for the proposed project. If data from the referenced report is used, a copy of the report will be attached to a future report or addendum letter.

4. GEOLOGIC SETTING

The site is located in the northern portion of the Los Angeles Basin, a coastal plain bounded by the Santa Monica Mountains on the north, the Elysian Hills and Repetto Hills on the northeast, the Puente Hills and Whittier Fault on the east, the Palos Verdes Peninsula and Pacific Ocean on the west and south, and the Santa Ana Mountains and San Joaquin Hills on the southeast. The basin is underlain by a deep structural depression which has been filled by both marine and continental sedimentary deposits underlain by a basement complex of igneous and metamorphic composition (Yerkes, et al., 1965). The basement surface within the central portion of the basin extends to a maximum depth of

approximately 32,000 feet below sea level. Regionally, the site is located within the northern portion of the Peninsular Ranges geomorphic province. This geomorphic province is characterized by northwest-trending physiographic and geologic features such as the Newport-Inglewood Fault Zone located approximately 6.0 miles to the southwest. The northern boundary of this province is the active Hollywood Fault, located approximately 0.5 mile to the north.

5. SOIL AND GEOLOGIC CONDITIONS

Based on our field investigation and published geologic maps of the area, the site is underlain by artificial fill and slightly to moderately consolidated Pleistocene age deposits consisting of silt, sand, clay and gravel (Dibblee, 1991; California Geological Survey, 2010). Detailed stratigraphic profiles are provided on the boring logs in Appendix A. The subsurface distribution of the geologic materials and groundwater conditions encountered at the site are shown in Figure 3A.

5.1 Artificial Fill

Artificial fill was encountered in our field explorations to a maximum depth of 13 feet below existing ground surface. The artificial fill varied in composition across the site. In boring B1 (located in the northwestern corner of the site), the fill consists of brown silty sand to sandy silt. In boring B2 (located in the southeastern portion of the site), the fill consists of dark brown clay with trace fine-grained sand. The artificial fill is characterized as slightly moist and loose or very soft to soft. The fill is likely the result of past grading or construction activities at the site. Deeper fill may exist between excavations and in other portions of the site that were not directly explored.

5.2 Older Alluvium

Pleistocene age alluvium was encountered beneath the artificial fill and consists primarily of reddish brown, yellowish brown, and brown interbedded silty sand, clayey sand, sand with various amounts of silt and gravel, silty clay and sandy clay. The older alluvial soils are primarily moist to wet and medium dense to very dense or firm to hard.

6. GROUNDWATER

Review of the Seismic Hazard Zone Report for the Hollywood Quadrangle (California Division of Mines and Geology [CDMG], 1998) indicate the historically highest groundwater level in the area is approximately 45 feet beneath the ground surface. Groundwater information presented in this document is generated from data collected in the early 1900's to the late 1990s. Based on current groundwater basin management practices, it is unlikely that groundwater levels will ever exceed the historic high levels.

The Los Angeles County Department of Public Works (LACDPW) has maintained various wells in the vicinity of the subject site over the past 50 years. The closest groundwater monitoring well to the site is Well No. 2671A (State No. 1S14W14E01) located approximately 0.6 mile to the south (LACDPW, 2016a). Due to the distance of this well to the site and the known variation of the groundwater levels in

the immediate area, the groundwater monitoring data for this well is not considered representative of historic groundwater levels at the site.

Groundwater was encountered in borings B1 and B2 at depths of 48 and 39 feet below the existing ground surface, respectively. These groundwater levels are not static groundwater levels but represent the first water encountered in the borings. The water levels encountered in the borings, particularly in boring B2, likely represent perched water since they are approximately the same elevation or at a higher elevation than the historic high groundwater levels reported by CDMG (1998) for this area. It should be noted that the water encountered in boring B2 was immediately above a less permeable clayey sand bed that strongly suggests this is a perched water condition. Considering the historic high groundwater levels (CDMG, 1998) and the depth to perched water encountered in our borings, groundwater may be encountered during construction. It is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the immediate site vicinity. Proper surface drainage of irrigation and precipitation will be critical for future performance of the project. Recommendations for drainage are provided in the *Surface Drainage* section of this report (see Section 8.26).

7. GEOLOGIC HAZARDS

7.1 Surface Fault Rupture

The numerous faults in Southern California include active, potentially active, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS, formerly known as CDMG) for the Alquist-Priolo Earthquake Fault Zone Program (CGS, 2016; Bryant and Hart, 2007). By definition, an active fault is one that has had surface displacement within Holocene time (about the last 11,000 years). A potentially active fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years), but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The site is not within a state-designated Alquist-Priolo Earthquake Fault Zone (Bryant and Hart, 2007) or a city-designated Preliminary Fault Rupture Study Area (City of Los Angeles, 2016) for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. However, the site is located in the seismically active Southern California region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 4, Regional Fault Map.

The closest surface trace of an active fault to the site is the Hollywood Fault located approximately 0.5 mile to the north (Ziony and Jones, 1989). Other nearby active faults include the Raymond Fault, the Newport-Inglewood Fault Zone, the Santa Monica Fault, and the Verdugo Fault located approximately 4.5 miles east, 5.4 miles west, 5.6 miles west, and 6.5 miles northeast of the site, respectively (Ziony and Jones, 1989). The active San Andreas Fault Zone is located approximately 33 miles north of the site.

The closest potentially active fault to the site is the MacArthur Park Fault located approximately 1.1 miles to the southeast (Ziony and Jones, 1989). Other nearby potentially active faults are the Overland Avenue Fault, the Charnock Fault, and the Coyote Pass Fault located approximately 6.9 miles southwest, 7.7 miles southwest, and 7.9 miles southeast of the site, respectively (Ziony and Jones, 1989).

Several buried thrust faults, commonly referred to as blind thrusts, underlie the Los Angeles Basin at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987 M_w 5.9 Whittier Narrows earthquake and the January 17, 1994 M_w 6.7 Northridge earthquake were a result of movement on the Puente Hills Blind Thrust and the Northridge Thrust, respectively. These thrust faults and others in the Los Angeles area are not exposed at the surface and do not present a potential surface fault rupture hazard at the site; however, these deep thrust faults are considered active features capable of generating future earthquakes that could result in moderate to significant ground shaking at the site.

7.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. The seismicity of the region surrounding the site was formulated based on research of an electronic database of earthquake data. The epicenters of recorded earthquakes with magnitudes equal to or greater than 5.0 in the site vicinity are depicted on Figure 5, Regional Seismicity Map. A partial list of moderate to major magnitude earthquakes that have occurred in the Southern California area within the last 100 years is included in the following table.

LIST OF HISTORIC EARTHQUAKES

Earthquake (Oldest to Youngest)	Date of Earthquake	Magnitude	Distance to Epicenter (Miles)	Direction to Epicenter
San Jacinto-Hemet area	April 21, 1918	6.8	80	ESE
Near Redlands	July 23, 1923	6.3	62	E
Long Beach	March 10, 1933	6.4	39	SE
Tehachapi	July 21, 1952	7.5	74	NW
San Fernando	February 9, 1971	6.6	22	NNW
Whittier Narrows	October 1, 1987	5.9	14	E
Sierra Madre	June 28, 1991	5.8	22	ENE
Landers	June 28, 1992	7.3	108	E
Big Bear	June 28, 1992	6.4	86	E
Northridge	January 17, 1994	6.7	15	WNW
Hector Mine	October 16, 1999	7.1	122	ENE

The site could be subjected to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

7.3 Seismic Design Criteria

The following table summarizes site-specific design criteria obtained from the 2013 California Building Code (CBC; Based on the 2012 International Building Code [IBC] and ASCE 7-10), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the computer program *U.S. Seismic Design Maps*, provided by the USGS. The short spectral response uses a period of 0.2 second. The values presented below are for the risk-targeted maximum considered earthquake (MCE_R).

2013 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2013 CBC Reference
Site Class	D	Table 1613.3.2
MCE_R Ground Motion Spectral Response Acceleration – Class B (short), S_S	2.336g	Figure 1613.3.1(1)
MCE_R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.863g	Figure 1613.3.1(2)
Site Coefficient, F_A	1.0	Table 1613.3.3(1)
Site Coefficient, F_V	1.5	Table 1613.3.3(2)
Site Class Modified MCE_R Spectral Response Acceleration (short), S_{MS}	2.336g	Section 1613.3.3 (Eqn 16-37)
Site Class Modified MCE_R Spectral Response Acceleration – (1 sec), S_{M1}	1.295g	Section 1613.3.3 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	1.557g	Section 1613.3.4 (Eqn 16-39)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.863g	Section 1613.3.4 (Eqn 16-40)

The table below presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-10.

ASCE 7-10 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-10 Reference
Mapped MCE_G Peak Ground Acceleration, PGA	0.901g	Figure 22-7
Site Coefficient, F_{PGA}	1.0	Table 11.8-1
Site Class Modified MCE_G Peak Ground Acceleration, PGA_M	0.901g	Section 11.8.3 (Eqn 11.8-1)

The Maximum Considered Earthquake Ground Motion (MCE) is the level of ground motion that has a 2 percent chance of exceedance in 50 years, with a statistical return period of 2,475 years. According to the 2013 California Building Code and ASCE 7-10, the MCE is to be utilized for the evaluation of liquefaction, lateral spreading, seismic settlements, and it is our understanding that the intent of the Building code is to maintain “Life Safety” during a MCE event. The Design Earthquake Ground Motion (DE) is the level of ground motion that has a 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years.

Deaggregation of the MCE peak ground acceleration was performed using the USGS 2008 Probabilistic Seismic Hazard Analysis (PSHA) Interactive Deaggregation online tool. The result of the deaggregation analysis indicates that the predominant earthquake contributing to the MCE peak ground acceleration is characterized as a 6.68 magnitude event occurring at a hypocentral distance of 5.2 kilometers from the site.

Deaggregation was also performed for the Design Earthquake (DE) peak ground acceleration, and the result of the analysis indicates that the predominant earthquake contributing to the DE peak ground acceleration is characterized as a 6.66 magnitude occurring at a hypocentral distance of 9.6 kilometers from the site.

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

7.4 Site-Specific Ground Motion Hazard Analysis

It is anticipated that a site-specific ground motion hazard analysis will be necessary in order to satisfy the requirements of the City of Los Angeles Building Code and the Los Angeles Tall Buildings Structural Design Council. The analysis will generate a site-specific target response spectrum which will be used to match earthquake time history records for the structural engineer’s use in analyzing the seismic response of the structure. It is recommended that the site-specific ground motion hazard analysis be performed once the structural engineer is able to provide input relating to the ground motion study.

7.5 Liquefaction Potential

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

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

The State of California Seismic Hazard Zone Map for the Hollywood Quadrangle (1999) indicates that the site is not located in an area designated as “liquefiable.” In addition, a review of the County of Los Angeles Seismic Safety Element (Leighton, 1990) indicates that the site is potentially located within an area identified as having a potential for liquefaction. Due to the relatively dense to stiff older alluvial deposits underlying the site and the depth of the historic high groundwater level in the site vicinity, it is our opinion that the potential for liquefaction and associated ground settlement and lateral spread to affect the site is very low.

7.6 Slope Stability

The topography at the site is relatively level and the topography in the immediate site vicinity slopes gently to the south-southwest. The site is not located within a City of Los Angeles Hillside Grading Area and is not within a Hillside Ordinance Area (City of Los Angeles, 2016). The County of Los Angeles Safety Element (Leighton, 1990), indicates the site is not within an area identified as having a potential for slope instability. Additionally, the site is not within an area identified as having a potential for seismic slope instability (CDMG, 1999). There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the proposed development is considered low.

7.7 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. The Los Angeles County Safety Element (Leighton, 1990) indicates that the site is located within the Mulholland Dam inundation area. However, this reservoir, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. Current design, construction practices, and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum considered earthquake (MCE) for the site. Therefore, the potential for inundation at the site as a result of an earthquake-induced dam failure is considered low.

7.8 Tsunamis, Seiches, and Flooding

The site is not located within a coastal area. Therefore, tsunamis, seismic sea waves, are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Therefore, flooding resulting from a seismically-induced seiche is considered unlikely.

The site is within an area of minimal flooding (Zone X) as defined by the Federal Emergency Management Agency (LACDPW, 2016b).

7.9 Oil Fields & Methane Potential

Based on a review of the California Division of Oil, Gas and Geothermal Resources (DOGGR) Oil and Gas Well Location Map W1-5, the site is not located within the limits of an oilfield and oil or gas wells are not located in the immediate site vicinity. However, due to the voluntary nature of record reporting by the oil well drilling companies, wells may be improperly located or not shown on the location map and undocumented wells could be encountered during construction. Any wells encountered during construction will need to be properly abandoned in accordance with the current requirements of the DOGGR.

The site is not located within the boundaries of a city-designated Methane Zone or Methane Buffer Zone (City of Los Angeles, 2016). Also, since the site is not located within the boundaries of a known oil field, the potential for the presence of methane or other volatile gases at the site is considered low. However, should it be determined that a methane study is required for the proposed development it is recommended that a qualified methane consultant be retained to perform the study and provide mitigation measures as necessary.

7.10 Subsidence

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The site is not located within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the general site vicinity. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the site.

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 General

- 8.1.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed development provided the recommendations presented herein are followed and implemented during design and construction.
- 8.1.2 Up to 13 feet of existing artificial fill was encountered during the site investigation. The existing fill encountered is believed to be the result of past grading and construction activities at the site. Deeper fill may exist in other areas of the site that were not directly explored. The existing fill and site soils are suitable for re-use as engineered fill provided the recommendations in the *Grading* section of this report are followed (see Section 8.4).
- 8.1.3 Excavation for the subterranean portion of the structure is anticipated to penetrate through the existing artificial fill and expose undisturbed alluvial soils throughout the excavation bottom.
- 8.1.4 It is anticipated that the proposed tower may be supported on reinforced concrete mat foundations, and the low-rise portion of the project supported on conventional spread foundations. Recommendations for mat foundations and conventional spread foundations are provided herein as Sections 8.8 through 8.10. All foundations should derive support in the competent undisturbed alluvial soils generally found at or below the anticipated foundation depth of 45 feet below the existing ground surface. Foundations should be deepened as necessary to extend into satisfactory soils and must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.).
- 8.1.5 Groundwater was encountered at depths of 39 and 48 feet below the ground surface, but are not considered static groundwater, and likely represent perched groundwater conditions. The historic high groundwater level is reported at a depth of 45 feet below the ground surface. Excavation for construction of the proposed subterranean levels is anticipated to extend to depths of approximately 45 feet below the ground surface, including foundation excavations. Based on these considerations, it is anticipated that groundwater may be encountered at or near the bottom of the proposed excavation during construction. Due to the depth of the proposed excavation and the potential for seasonal fluctuation in the groundwater level, temporary dewatering measures may be required to mitigate groundwater during excavation and construction. Recommendations for temporary dewatering are discussed in Section 8.2 of this report.

- 8.1.6 If the subterranean portion of the structure extends below a depth of 45 feet below the ground surface and is not designed for full hydrostatic pressure, a permanent dewatering system will be required to relieve and mitigate the water pressure. Based on correspondence with the project structural engineer, the proposed structure and foundations are not anticipated to extend below a depth of 45 feet. However, recommendations for permanent dewatering are provided in Section 8.3 of this report should they be necessary.
- 8.1.7 The alluvial soils anticipated to be exposed at the excavation bottom may be very moist and could be subject to excessive pumping. Operation of rubber tire equipment on the subgrade soils may cause excessive disturbance of the soils. Excavation activities to establish the finished subgrade elevation must be conducted carefully and methodically to avoid excessive disturbance to the subgrade. Stabilization of the excavation bottom may be required in order to provide a firm working surface upon which heavy equipment can operate. Recommendations for bottom stabilization and earthwork are provided in the *Grading* section of this report (see Section 8.6).
- 8.1.8 Due to the depth of the excavation and the proximity to the property lines, city streets and adjacent offsite structures, excavations will require sloping and/or shoring measures in order to provide a stable excavation. Where shoring is required it is recommended that a soldier pile shoring system be utilized. In addition, where the proposed excavation will be deeper than and adjacent to an offsite structure, the proposed shoring should be designed to resist the surcharge imposed by the adjacent offsite structure. Recommendations for *Temporary Excavations* are provided in Section 8.19 of this report.
- 8.1.9 Due to the nature of the proposed design and intent for subterranean levels, waterproofing of subterranean walls and slabs is recommended. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.
- 8.1.10 Any changes in the design, location or elevation, as outlined in this report, should be reviewed by this office. Once the foundation loading configuration and design elevations for the existing and proposed structures proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, as necessary. Based on the final foundation loading configurations and building elevations, the potential for settlement should be reevaluated by this office.

8.2 Temporary Dewatering

- 8.2.1 Groundwater seepage was encountered at depths between 39 and 48 feet below the ground surface during site exploration. Based on the conditions encountered at the time of exploration, groundwater may be encountered during construction activities. The depth to groundwater at the time of construction can be further verified during initial dewatering well or shoring pile installation. If groundwater is present above the depth of the proposed foundation excavation bottom, temporary dewatering will be necessary to maintain a safe working environment during excavation and construction activities.
- 8.2.2 It is recommended that a qualified dewatering consultant be retained to design the dewatering system and determine the design flow rates for dewatering. Temporary dewatering may consist of perimeter wells with interior well points as well as gravel filled trenches (French drains) placed adjacent to the shoring system and interior of the site. The number and locations of the wells or French drains can be adjusted during excavation activities as necessary to collect and control any encountered seepage. The French drains will then direct the collected seepage to a sump where it will be pumped out of the excavation.
- 8.2.3 The embedment of perimeter shoring piles should be deepened as necessary to take into account any required excavations necessary to place an adjacent French drain system, or sub-slab drainage system, should it be deemed necessary. It is not anticipated that a perimeter French drain will be more than 24 inches in depth below the proposed excavation bottom. If a French drain is to remain on a permanent basis, it must be lined with filter fabric to prevent soil migration into the gravel.

8.3 Permanent Dewatering

- 8.3.1 If the subterranean portion of the structure extends below the historic high groundwater depth (45 feet below the ground surface) and is not designed for full hydrostatic pressure and buoyancy, a permanent dewatering system will be required to relieve and mitigate the water pressure. Based on correspondence with the project structural engineer, the proposed structure and foundations are not anticipated to extend below a depth of 45 feet. However, recommendations for permanent dewatering are provided below should they be necessary.
- 8.3.2 A subdrainage system consisting of perforated pipe placed in gravel-filled trenches may be installed beneath the subterranean slab-on-grade to intercept and control groundwater. This system can be combined with the perimeter retaining wall drainage system provided backflow valves are installed at the base of the wall drainage system.

- 8.3.3 A typical permanent sub-slab drainage system would consist of a 12-inch-thick layer of ¾-inch gravel that is placed upon a layer of filter fabric (Miami 500X or equivalent), and vibrated to a dense state. Subdrain pipes leading to sump areas, provided with automatic pumping units, should drain the gravel layer. The drain lines should consist of perforated pipe, placed with perforations down, in trenches that are at least six inches below the gravel layer. The excavation bottom, as well as the trench bottoms should be lined with filter fabric prior to placing and compacting gravel. The trenches should be spaced approximately 40 feet apart at most, within the interior, and should extend along to the perimeter of the building. Subsequent to the installation of the drainage system, the waterproofing system and building slab may then be placed on the densified gravel. A mud- or rat-slab may be placed below and over the waterproofing system for protection during placement of rebar and mat slab construction.
- 8.3.4 Recommendations for design flow rates for the permanent dewatering system should be determined by a qualified contractor or dewatering consultant.

8.4 Soil and Excavation Characteristics

- 8.4.1 The in-situ soils can be excavated with moderate effort using conventional excavation equipment. Caving should be anticipated in unshored excavations, especially where granular and/or saturated soils are encountered.
- 8.4.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable OSHA rules and regulations to maintain safety and maintain the stability of adjacent existing improvements.
- 8.4.3 All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load. Penetrations below this 1:1 projection will require special excavation measures such as sloping and shoring. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 8.19).
- 8.4.4 Based on depth of the proposed subterranean levels, the proposed structure would not be prone to the effects of expansive soils.

8.5 Minimum Resistivity, pH, and Water-Soluble Sulfate

- 8.5.1 Potential of Hydrogen (pH) and resistivity testing as well as chloride content testing were performed on representative samples of soil to generally evaluate the corrosion potential to surface utilities. The tests were performed in accordance with California Test Method Nos. 643 and 422 and indicate that the soils are considered “corrosive” with respect to corrosion of buried ferrous metals on site. The results are presented in Appendix B (Figure B6) and should be considered for design of underground structures.

- 8.5.2 Laboratory tests were performed on representative samples of the site materials to measure the percentage of water-soluble sulfate content. Results from the laboratory water-soluble sulfate tests are presented in Appendix B (Figure B6) and indicate that the on-site materials possess “negligible” sulfate exposure to concrete structures as defined by 2013 CBC Section 1904 and ACI 318-11 Sections 4.2 and 4.3.
- 8.5.3 Geocon West, Inc. does not practice in the field of corrosion engineering and mitigation. If corrosion sensitive improvements are planned, it is recommended that a corrosion engineer be retained to evaluate corrosion test results and incorporate the necessary precautions to avoid premature corrosion of buried metal pipes and concrete structures in direct contact with the soils.

8.6 Grading

- 8.6.1 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and geotechnical engineer in attendance. Special soil handling requirements can be discussed at that time.
- 8.6.2 Earthwork should be observed, and compacted fill tested by representatives of Geocon West, Inc. The existing fill and alluvial soil encountered during exploration are suitable for re-use as an engineered fill, provided any encountered oversize material (greater than 6 inches) and any encountered deleterious debris are removed.
- 8.6.3 Grading should commence with the removal of all existing vegetation and existing improvements from the area to be graded. Deleterious debris such as wood and root structures should be exported from the site and should not be mixed with the fill soils. Asphalt and concrete should not be mixed with the fill soils unless approved by the Geotechnical Engineer. All existing underground improvements planned for removal should be completely excavated and the resulting depressions properly backfilled in accordance with the procedures described herein. Once a clean excavation bottom has been established it must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.) and the City of Los Angeles Inspector.
- 8.6.4 All foundations should derive support in the competent undisturbed alluvial soils generally found at or below the anticipated foundation depth of 45 feet below the existing ground surface. Foundations should be deepened as necessary to extend into satisfactory soils and must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.).

- 8.6.5 Due to the potential for high-moisture content soils at the excavation bottom, or if construction is performed during the rainy season and the excavation bottom becomes saturated, stabilization measures may have to be implemented to prevent excessive disturbance the excavation bottom. Should this condition exist, rubber tire equipment should not be allowed in the excavation bottom until it is stabilized or extensive soil disturbance could result.
- 8.6.6 If a permanent dewatering system is to be installed, subgrade stabilization may be accomplished by placing a one-foot thick layer of washed, angular 3/4-inch gravel atop a stabilization fabric (Mirafi 500X or equivalent), subsequent to subgrade approval. This procedure should be conducted in sections until the entire excavation bottom has been blanketed by fabric and gravel. Heavy equipment may operate upon the gravel once it has been placed. The gravel should be compacted to a dense state utilizing a vibratory drum roller. The placement of gravel at the subgrade level should be coordinated with the temporary or permanent dewatering of the site. The gravel and fabric system will function as both a permeable material for any necessary dewatering procedures as well as a stable material upon which heavy equipment may operate. It is recommended that the contractor meet with the Geotechnical Engineer to discuss this procedure in more detail.
- 8.6.7 Where temporary or permanent dewatering is not required, an alternative method of subgrade stabilization would consist of introducing a thin lift of three to six-inch diameter crushed angular rock into the soft excavation bottom. The use of crushed concrete will also be acceptable. The crushed rock should be spread thinly across the excavation bottom and pressed into the soils by track rolling or wheel rolling with heavy equipment. It is very important that voids between the rock fragments are not created so the rock must be thoroughly pressed or blended into the soils. All subgrade soils must be properly compacted and proof-rolled in the presence of the Geotechnical Engineer (a representative of Geocon West, Inc.).
- 8.6.8 The City of Los Angeles Department of Building and Safety requires a minimum compactive effort of 95 percent of the laboratory maximum dry density in accordance with ASTM D 1557 (latest edition) where the soils to be utilized in the fill have less than 15 percent finer than 0.005 millimeters. Soils with more than 15 percent finer than 0.005 millimeters may be compacted to 90 percent of the laboratory maximum dry density in accordance with ASTM D 1557 (latest edition). It is anticipated that the soils encountered by this firm would require the minimum 95 percent compaction requirement; however additional laboratory testing can be performed during construction to verify the compaction requirement. All fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to optimum moisture content, and properly compacted to the required degree of compaction in accordance with ASTM D 1557 (latest edition).

- 8.6.9 Prior to construction of exterior slabs, the upper 12 inches of the subgrade should be moisture conditioned to optimum moisture content and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D1557 (latest edition).
- 8.6.10 Although not anticipated for this project, all imported fill shall be observed, tested, and approved by Geocon West, Inc. prior to bringing soil to the site. Rocks larger than 6 inches in diameter shall not be used in the fill. If necessary, import soils used as structural fill should have an expansion index less than 20 and corrosivity properties that are equally or less detrimental to that of the existing onsite soils (see Figure B6).
- 8.6.11 Utility trenches should be properly backfilled in accordance with the requirements of the Green Book (latest edition). The pipe should be bedded with clean sands (Sand Equivalent greater than 30) to a depth of at least one foot over the pipe, and the bedding material must be inspected and approved in writing by the Geotechnical Engineer (a representative of Geocon). The use of gravel is not acceptable unless used in conjunction with filter fabric to prevent the gravel from having direct contact with soil. The remainder of the trench backfill may be derived from onsite soil or approved import soil, compacted as necessary, until the required compaction is obtained. The use of minimum 2-sack slurry is also acceptable as backfill (see Section 8.7). Prior to placing any bedding materials or pipes, the excavation bottom must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).
- 8.6.12 All trench and foundation excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing bedding material, fill, steel, gravel or concrete.

8.7 Controlled Low Strength Material (CLSM)

- 8.7.1 Controlled Low Strength Material (CLSM) may be utilized in lieu of compacted soil as engineered fill where approved in writing by the Geotechnical Engineer. Where utilized within the City of Los Angeles use of CLSM is subject to the following requirements:

Standard Requirements

1. CLSM shall be ready-mixed by a City of Los Angeles approved batch plant;
2. CLSM shall not be placed on uncertified fill, on incompetent natural soil, nor below water;
3. CLSM shall not be placed on a sloping surface with a gradient steeper than 5:1 (horizontal to vertical);
4. Placement of the CLSM shall be under the continuous inspection of a concrete deputy inspector;

5. The excavation bottom shall be accepted by the soil engineer and the City Inspector prior to placing CLSM.

Requirements for CLSM that will be used for support of footings

1. The cement content of the CLSM shall not be less than 188 pounds per cubic yard (min. 2 sacks);
2. The excavation bottom must be level, cleaned of loose soils and approved in writing by Geocon prior to placement of the CLSM;
3. The ultimate compressive strength of the CLSM shall be no less than 100 pounds per square inch (psi) when tested on the 28th-day per ASTM D4832 (latest edition), Standard Test Method for Preparation and Testing of Controlled Low Strength Material Test Cylinders. Compression testing will be performed in accordance with ASTM C39 and City of Los Angeles requirements;
4. Samples of the CLSM will be collected during placement, a minimum of one test (two cylinders) for each 50 cubic yards or fraction thereof;
5. Overexcavation for CLSM placement shall extend laterally beyond the footprint of any proposed footings as required for placement of compacted fill, unless justified otherwise by the soil engineer that footings will have adequate vertical and horizontal bearing capacity.

8.8 Foundation Design

- 8.8.1 It is anticipated that the tower structure will be supported on reinforced concrete mat foundations, and the low-rise portion of the structure will be supported on conventional spread foundations. All foundations should derive support in the competent undisturbed alluvial soils generally found at or below the anticipated foundation depth of 45 feet below the existing ground surface. Foundations should be deepened as necessary to extend into satisfactory soils and must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.).
- 8.8.2 No special subgrade presaturation is required prior to placement of concrete. However, the slab and foundation subgrade should be sprinkled as necessary; to maintain a moist condition as would be expected in any concrete placement.
- 8.8.3 Waterproofing of subterranean walls and slabs is recommended for this project for any portions of the structure that will be constructed below the groundwater table. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer.

A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.

8.8.4 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of the methane system, reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated. If unanticipated soil conditions are encountered, foundation modifications may be required.

8.8.5 This office should be provided a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.

8.9 Conventional Foundation Design

8.9.1 Continuous footings may be designed for an allowable bearing capacity of 4,000 pounds per square foot (psf), and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into the recommended bearing material.

8.9.2 Isolated spread foundations may be designed for an allowable bearing capacity of 4,500 psf, and should be a minimum of 24 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into the recommended bearing material.

8.9.3 The allowable soil bearing pressure above may be increased by 250 psf and 700 psf for each additional foot of foundation width and depth, respectively, up to a maximum allowable soil bearing pressure of 8,000 psf.

8.9.4 The allowable bearing pressures may be increased by one-third for transient loads due to wind or seismic forces.

8.9.5 If depth increases are utilized for the perimeter foundations, this office should be provided a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.

8.9.6 Continuous footings should be reinforced with four No. 4 steel reinforcing bars, two placed near the top of the footing and two near the bottom. Reinforcement for spread footings should be designed by the project structural engineer.

8.9.7 The above foundation dimensions and minimum reinforcement recommendations are based on soil conditions and building code requirements only, and are not intended to be used in lieu of those required for structural purposes.

8.10 Mat Foundation Design

- 8.10.1 It is anticipated that the mat foundation constructed for support of the tower will impart an average pressure of approximately 5,000 psf to 8,000 psf. The recommended maximum allowable bearing value is 8,000 psf. The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.
- 8.10.2 A vertical modulus of subgrade reaction of 20 pounds per cubic inch (pci) may be used in the design of mat foundations deriving support in competent alluvial soils generally found at or below the anticipated foundation depth of 45 feet below the existing ground surface. This value takes into consideration the estimated mat foundation size, but should be reevaluated once foundation loads and dimensions become available.
- 8.10.3 The thickness of and reinforcement for the mat foundation should be designed by the project structural engineer.
- 8.10.4 If a portion of the proposed structure will extend below the historic high groundwater table, that portion should be designed for full hydrostatic pressure. The recommended floor slab uplift pressure to be used in design would be $62.4(H)$ in units of pounds per square foot, where “H” is the height of the water above the bottom of the mat foundation in feet. If a permanent dewatering system is not implemented then the structure must be designed for hydrostatic pressure based on the historic high groundwater of 45 feet below ground surface.
- 8.10.5 For seismic design purposes, a coefficient of friction of 0.35 may be utilized between the concrete mat and alluvium without a moisture barrier, and 0.15 for slabs underlain by a moisture barrier.

8.11 Foundation Settlement

- 8.11.1 The maximum expected static settlement for conventional foundations deriving support in the recommended bearing materials and designed with a maximum bearing pressure of 8,000 psf is estimated to be approximately $\frac{3}{4}$ inch and occur below the heaviest loaded structural element. Differential settlement is not expected to exceed $\frac{1}{2}$ inch over a distance of 20 feet.
- 8.11.2 The maximum expected static settlement for a mat foundation deriving support in competent alluvial soils and utilizing a maximum allowable bearing pressure of 8,000 psf is estimated to be approximately 3 inches and occur below the central portion of the mat. The differential settlement between the center and corner of the mat is estimated to be less than 2 inches.
- 8.11.3 Differential settlement between the mat foundations and conventional foundations is expected to be less than 1 inch.

- 8.11.4 A majority of the settlement of the foundation system is expected to occur on initial application of loading; however, minor additional settlements are expected within the first 12 months.
- 8.11.5 Once the design and foundation loading configuration proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Based on the final foundation loading configuration, the potential for settlement should be reevaluated by this office.

8.12 Lateral Design

- 8.12.1 Resistance to lateral loading may be provided by friction acting at the base of foundations, slabs and by passive earth pressure. An allowable coefficient of friction of 0.35 may be used with the dead load forces in the competent alluvial soils.
- 8.12.2 Passive earth pressure for the sides of foundations and slabs poured against the alluvial soils may be computed as an equivalent fluid having a density of 250 pcf with a maximum earth pressure of 2,500 pcf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

8.13 Concrete Slabs-on-Grade

- 8.13.1 The project structural engineer may determine and design the necessary slab thickness and reinforcing for this structure. Unless specifically analyzed and designed by the project structural engineer, the slab-on-grade and ramp for the subterranean parking garage should be a minimum of 5 inches concrete reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions and positioned vertically near the slab midpoint. The concrete slab-on-grade may bear directly on competent alluvial soils. Any disturbed soils should be properly compacted for slab support.
- 8.13.2 Slabs-on-grade at the ground surface that may receive moisture-sensitive floor coverings or may be used to store moisture-sensitive materials should be underlain by a vapor retarder placed directly beneath the slab. The vapor retarder and acceptable permeance should be specified by the project architect or developer based on the type of floor covering that will be installed. The vapor retarder design should be consistent with the guidelines presented in Section 9.3 of the American Concrete Institute's (ACI) Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials (ACI 302.2R-06) and should be installed in general conformance with ASTM E 1643 (latest edition) and the manufacturer's recommendations. A minimum thickness of 15 mils extruded polyolefin plastic is recommended; recycled content or woven materials are not recommended. The material should have a permeance of less than 0.01 perms demonstrated by testing

before and after mandatory conditioning. The vapor retarder should be installed in direct contact with the concrete slab with proper perimeter seal. If the Los Angeles Green Building Code requirements apply to this project, the vapor retarder should be underlain by 4 inches of clean aggregate. It is important that the vapor retarder be puncture resistant since it will be in direct contact with angular gravel. As an alternative to the clean aggregate suggested in the Los Angeles Green Building Code, it is our opinion that the concrete slab-on-grade may be underlain by a vapor retarder over 4-inches of clean sand (sand equivalent greater than 30), since the sand will serve a capillary break and will minimize the potential for punctures and damage to the vapor barrier.

- 8.13.3 Waterproofing of subterranean walls and slabs is recommended for this project for any portions of the structure that will be constructed below the groundwater table. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.
- 8.13.4 For seismic design purposes, a coefficient of friction of 0.35 may be utilized between concrete slabs and soil without a moisture barrier and 0.15 for slabs underlain by a vapor retarder or methane barrier.
- 8.13.5 Exterior slabs, not subject to traffic loads, should be at least 4 inches thick and reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions, positioned near the slab midpoint. Prior to construction of slabs, the upper 12 inches of subgrade should be moisture conditioned to optimum moisture content and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition). Crack control joints should be spaced at intervals not greater than 10 feet and should be constructed using saw-cuts or other methods as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. The project structural engineer should design construction joints as necessary.
- 8.13.6 The recommendations of this report are intended to reduce the potential for cracking of slabs due to settlement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to minor soil movement or concrete shrinkage. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

8.14 Retaining Walls Design

- 8.14.1 The recommendations presented below are generally applicable to the design of rigid concrete or masonry retaining walls having a maximum height of 45 feet. In the event that walls significantly higher than 45 feet are planned, Geocon should be contacted for additional recommendations.
- 8.14.2 Retaining wall foundations may be designed in accordance with the recommendations provided in the *Foundation Design* sections of this report (see Section 8.8 through 8.10).
- 8.14.3 Assuming that proper drainage and permanent dewatering is maintained, retaining walls with a level backfill surface that are not restrained at the top should be designed utilizing a triangular distribution of pressure (active pressure) of 49 pcf.
- 8.14.4 Restrained walls are those that are not allowed to rotate more than $0.001H$ (where H equals the height of the retaining portion of the wall in feet) at the top of the wall. Where walls are restrained from movement at the top, walls may be designed utilizing a triangular distribution of pressure (at-rest pressure) of 70 pcf. Calculation of the recommended earth pressures is provided as Figure 6.
- 8.14.5 The wall pressures provided above assume that the retaining wall will be properly drained preventing the buildup of hydrostatic pressure. If retaining wall drainage is not implemented, the equivalent fluid pressure to be used in design of undrained walls is 90 pcf. The value includes hydrostatic pressures plus buoyant lateral earth pressures.
- 8.14.6 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic, or adjacent structures. Recommendations for the incorporation of surcharges are provided in section 8.25 of this report. Once the design becomes more finalized, an addendum letter can be prepared revising recommendations and addressing specific surcharge conditions throughout the project, if necessary.
- 8.14.7 In addition to the recommended earth pressure, the upper ten feet of the subterranean wall adjacent to the street and parking lot should be designed to resist a uniform lateral pressure of 100 pounds per square foot, acting as a result of an assumed 300 psf surcharge behind the walls due to normal street traffic. If the traffic is kept back at least 10 feet from the subterranean walls, the traffic surcharge may be neglected.
- 8.14.8 Seismic lateral forces should be incorporated into the design as necessary, and recommendations for seismic lateral forces are presented below.

8.15 Dynamic (Seismic) Lateral Forces

- 8.15.1 The structural engineer should determine the seismic design category for the project in accordance with Section 1613 of the CBC. If the project possesses a seismic design category of D, E, or F, proposed retaining walls in excess of 6 feet in height should be designed with seismic lateral pressure (Section 1803.5.12 of the 2013 CBC).
- 8.15.2 A seismic load of 15 pcf should be used for design of walls that support more than 6 feet of backfill in accordance with Section 1803.5.12 of the 2013 CBC. The seismic load is applied as an equivalent fluid pressure along the height of the wall and the calculated loads result in a maximum load exerted at the base of the wall and zero at the top of the wall. This seismic load should be applied in addition to the active earth pressure. The earth pressure is based on half of two thirds of PGA_M calculated from ASCE 7-10 Section 11.8.3.

8.16 Retaining Wall Drainage

- 8.16.1 Retaining walls should be provided with a drainage system. At the base of the drain system, a subdrain covered with a minimum of 12 inches of gravel should be installed, and a compacted fill blanket or other seal placed at the surface (see Figure 7). The clean bottom and subdrain pipe, behind a retaining wall, should be observed by the Geotechnical Engineer (a representative of Geocon), prior to placement of gravel or compacting backfill.
- 8.16.2 As an alternative, a plastic drainage composite such as Miradrain or equivalent may be installed in continuous, 4-foot wide columns along the entire back face of the wall, at 8 feet on center. The top of these drainage composite columns should terminate approximately 18 inches below the ground surface, where either hardscape or a minimum of 18 inches of relatively cohesive material should be placed as a cap (see Figure 8). These vertical columns of drainage material would then be connected at the bottom of the wall to a collection panel or a 1-cubic-foot rock pocket drained by a 4-inch subdrain pipe.
- 8.16.3 Subdrainage pipes at the base of the retaining wall drainage system should outlet to an acceptable location via controlled drainage structures. Drainage should not be allowed to flow uncontrolled over descending slopes.
- 8.16.4 Moisture affecting below grade walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.

8.17 Elevator Pit Design

- 8.17.1 The elevator pit slab and retaining wall should be designed by the project structural engineer. Elevator pit walls may be designed in accordance with the recommendations in the *Retaining Wall Design* section of this report (see Section 8.14).
- 8.17.2 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent foundations and should be designed for each condition as the project progresses.
- 8.17.3 If retaining wall drainage is to be provided, the drainage system should be designed in accordance with the *Retaining Wall Drainage* section of this report (see Section 8.16).
- 8.17.4 It is suggested that the exterior walls and slab be waterproofed to prevent excessive moisture inside of the elevator pit. Waterproofing design and installation is not the responsibility of the geotechnical engineer.

8.18 Elevator Piston

- 8.18.1 If a plunger-type elevator piston is installed for this project, a deep drilled excavation will be required. It is important to verify that the drilled excavation is not situated immediately adjacent to a foundation or shoring pile, or the drilled excavation could compromise the existing foundation or pile support, especially if the drilling is performed subsequent to the foundation or pile construction.
- 8.18.2 Due to the preliminary nature of the project at this time, it is unknown if a plunger-type elevator piston will be included for this project. If in the future it is determined that a plunger-type elevator piston will be constructed, the location of the proposed elevator should be reviewed by the Geotechnical Engineer to evaluate the setback from foundations and shoring piles. Additional recommendations will be provided as necessary.
- 8.18.3 Casing may be required in the drilled excavation. The contractor should be prepared to use casing and should have it readily available at the commencement of drilling activities. The contractor should be prepared to mitigate the buoyant forces on the casing due to groundwater seepage, if encountered. Continuous observation of the drilling and installation of the elevator piston by the Geotechnical Engineer (a representative of Geocon West, Inc.) is required.
- 8.18.4 The annular space between the piston casing and drilled excavation wall should be filled with a minimum of 1½-sack slurry pumped from the bottom up. As an alternative, pea gravel may be utilized. The use of soil to backfill the annular space is not acceptable.

8.19 Temporary Excavations

- 8.19.1 Excavations on the order of 45 feet in height are anticipated for excavation and construction of the proposed subterranean level, foundation system, and dewatering measures. The excavations are expected to expose alluvial soils, which are suitable for vertical excavations up to 5 feet where loose soils or caving sands are not present or where not surcharged by adjacent traffic or structures.
- 8.19.2 Vertical excavations greater than five feet will require sloping and/or shoring measures in order to provide a stable excavation. Where sufficient space is available, temporary unsurcharged embankments could be sloped back at a uniform 1:1 slope gradient or flatter, up to a maximum of 12 feet in height. A uniform slope does not have a vertical portion. Where space is limited, shoring measures will be required. *Shoring* data is provided in Section 8.20 of this report.
- 8.19.3 Where sloped embankments are utilized, the top of the slope should be barricaded to prevent vehicles and storage loads at the top of the slope within a horizontal distance equal to the height of the slope. If the temporary construction embankments are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. Geocon personnel should inspect the soils exposed in the cut slopes during excavation so that modifications of the slopes can be made if variations in the soil conditions occur. All excavations should be stabilized within 30 days of initial excavation.

8.20 Shoring – Soldier Pile Design and Installation

- 8.20.1 The following information on the design and installation of shoring is preliminary. Review of the final shoring plans and specifications should be made by this office prior to bidding or negotiating with a shoring contractor.
- 8.20.2 One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. The steel soldier piles may also be installed utilizing high frequency vibration. Where maximum excavation heights are less than 12 feet the soldier piles are typically designed as cantilevers. Where excavations exceed 12 feet or are surcharged, soldier piles may require lateral bracing utilizing drilled tie-back anchors or raker braces to maintain an economical steel beam size and prevent excessive deflection. The size of the steel beam, the need for lateral bracing, and the acceptable shoring deflection should be determined by the project shoring engineer.
- 8.20.3 The design embedment of the shoring pile toes must be maintained during excavation activities. The toes of the perimeter shoring piles should be deepened to take into account any required excavations necessary for stabilization activities, foundations and/or adjacent drainage systems.

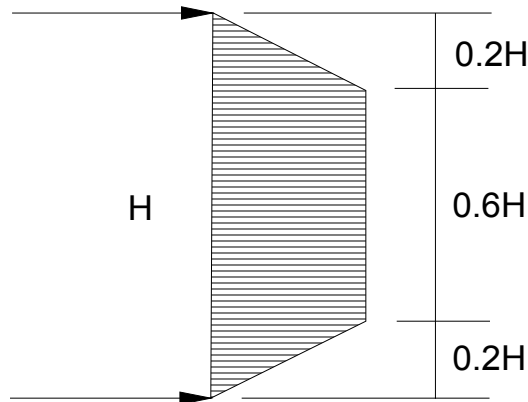
- 8.20.4 Drilled cast-in-place soldier piles should be placed no closer than 2 diameters on center. The minimum diameter of the piles is 18 inches. Structural concrete should be used for the soldier piles below the excavation; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wideflange section. The slurry must be of sufficient strength to impart the lateral bearing pressure developed by the wideflange section to the soil. For design purposes, an allowable passive value for the soils below the bottom plane of excavation may be assumed to be 160 pounds per square foot per (value have been reduced for buoyant forces). Where piles are installed by vibration techniques, the passive pressure may be assumed to mobilize across a width equal to the 2 times the dimension of the beam flange. The allowable passive value may be doubled for isolated piles spaced a minimum of three the pile diameter. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed soils.
- 8.20.5 Groundwater was encountered during exploration and the contractor should be prepared for groundwater during pile installation. Piles placed below the water level require the use of a tremie to place the concrete into the bottom of the hole. A tremie should consist of a rigid, water-tight tube having a diameter of not less than 6 inches with a hopper at the top. The tube should be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie should be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end should be closed at the start of the work to prevent water entering the tube and should be entirely sealed at all times, except when the concrete is being placed. The tremie tube should be kept full of concrete. The flow should be continuous until the work is completed and the resulting concrete seal should be monolithic and homogeneous. The tip of the tremie tube should always be kept about 5 feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.
- 8.20.6 A special concrete mix should be used for concrete to be placed below water. The design should provide for concrete with an unconfined compressive strength psi of 1,000 pounds per square inch (psi) over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste should be included. The slump should be commensurate to any research report for the admixture, provided that it should also be the minimum for a reasonable consistency for placing when water is present.

- 8.20.7 Casing may be required if caving may occur in the saturated soils. If casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the bottom of the casing be less than five feet. As an alternative, piles may be vibrated into place; however, there is always a risk that excessive vibrations in sandy soils could induce settlements and distress to adjacent offsite improvements. Continuous observation of the drilling and pouring of the piles by the Geotechnical Engineer (a representative of Geocon West, Inc.), is required.
- 8.20.8 If a vibratory method of solid pile installation is utilized, predrilling may be performed prior to installation of the steel beams. If predrilling is performed, it is recommended that the bore diameter be at least 2 inches smaller than the largest dimension of the pile to prevent excessive loss in the frictional component of the pile capacity. Predrilling should not be conducted below the proposed excavation bottom.
- 8.20.9 If a vibratory method is utilized, the owner should be aware of the potential risks associated with vibratory efforts, which typically involve inducing settlement within the vicinity of the pile which could result in a potential for damage to existing improvements in the area.
- 8.20.10 The level of vibration that results from the installation of the piles should not exceed a threshold where occupants of nearby structures are disturbed, despite higher vibration tolerances that a building may endure without deformation or damage. The main parameter used for vibration assessment is peak particle velocity in units of inch per second (in/sec). The acceptable range of peak particle velocity should be evaluated based on the age and condition of adjacent structures, as well as the tolerance of human response to vibration.
- 8.20.11 Based on Table 19 of the *Transportation and Construction Induced Vibration Guidance Manual* (Caltrans 2013), a continuous source of vibrations (ex. vibratory pile driving) which generates a maximum peak particle velocity of 0.5 in/sec is considered tolerable for modern industrial/commercial buildings and new residential structures. The Client should be aware that a lower value may be necessary if older or fragile structures are in the immediate vicinity of the site.
- 8.20.12 Vibrations should be monitored and record with seismographs during pile installation to detect the magnitude of vibration and oscillation experienced by adjacent structures. If the vibrations exceed the acceptable range during installation, the shoring contractor should modify the installation procedure to reduce the values to within the acceptable range. Vibration monitoring is not the responsibility of the Geotechnical Engineer.

- 8.20.13 Geocon does not practice in the field of vibration monitoring. If construction techniques will be implemented, it is recommended that qualified consultant be retained to provide site specific recommendations for vibration thresholds and monitoring.
- 8.20.14 The frictional resistance between the soldier piles and retained soil may be used to resist the vertical component of the anchor load. The coefficient of friction may be taken as 0.4 based on uniform contact between the steel beam and lean-mix concrete and retained earth. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 600 psf per foot (value has been reduced for buoyant forces).
- 8.20.15 Due to the nature of the site soils, it is expected that continuous lagging between soldier piles will be required. However, it is recommended that the exposed soils be observed by the Geotechnical Engineer (a representative of Geocon West, Inc.), to verify the presence of any competent, cohesive soils and the areas where lagging may be omitted.
- 8.20.16 The time between lagging excavation and lagging placement should be as short as possible soldier piles should be designed for the full-anticipated pressures. Due to arching in the soils, the pressure on the lagging will be less. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot.
- 8.20.17 It is recommended that an equivalent fluid pressure based on the following table, be utilized for design. A diagram depicting the trapezoidal pressure distribution of lateral earth pressure is provided below the table. Calculation of the recommended shoring pressures is provided as Figure 9.

HEIGHT OF SHORING (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE)	EQUIVALENT FLUID PRESSURE (Pounds Per Square Foot per Foot) Trapezoidal (Where H is the height of the shoring in feet)
Up to 45	39	25H

Trapezoidal Distribution of Pressure



- 8.20.18 It is very important to note that active pressures can only be achieved when movement in the soil (earth wall) occurs. If movement in the soil is not acceptable, such as adjacent to an existing structure, or the pile is restrained from movement by bracing or a tie back anchor, an at-rest pressure of 61 pcf should be considered for design purposes.
- 8.20.19 Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional active pressure should be added for a surcharge condition due to slopes, vehicular traffic or adjacent structures and should be designed for each condition. The surcharge pressure should be evaluated in accordance with the recommendations in Section 8.25 of this report.
- 8.20.20 In addition to the recommended earth pressure, the upper ten feet of the shoring adjacent to the street or driveway areas should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the shoring due to normal street traffic. If the traffic is kept back at least ten feet from the shoring, the traffic surcharge may be neglected.
- 8.20.21 It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is recommended that the deflection be minimized to prevent damage to existing structures and adjacent improvements. Where public right-of-ways are present or adjacent offsite structures do not surcharge the shoring excavation, the shoring deflection should be limited to less than 1 inch at the top of the shored embankment. Where offsite structures are within the shoring surcharge area it is recommended that the beam deflection be limited to less than $\frac{1}{2}$ inch at the elevation of the adjacent offsite foundation, and no deflection at all if deflections will damage existing structures. The allowable deflection is dependent on many factors, such as the presence of structures and utilities near the top of the embankment, and will be assessed and designed by the project shoring engineer.

8.20.22 Because of the depth of the excavation, some means of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles.

8.20.23 Due to the depth of the depth of the excavation and proximity to adjacent structures, it is suggested that prior to excavation the existing improvements be inspected to document the present condition. For documentation purposes, photographs should be taken of preconstruction distress conditions and level surveys of adjacent grade and pavement should be considered. During excavation activities, the adjacent structures and pavement should be periodically inspected for signs of distress. In the even that distress or settlement is noted, an investigation should be performed and corrective measures taken sot that continued or worsened distress or settlement is mitigated. Documentation and monitoring of the offsite structures and improvements is not the responsibility of the geotechnical engineer.

8.21 Tie-Back Anchors

8.21.1 Tie-back anchors may be used with the solider pile wall system to resist lateral loads. Post-grouted friction anchors are recommended. For design purposes, it may be assumed that the active wedge adjacent to the shoring is defined by a plane drawn 35 degrees with the vertical through the bottom plane of the excavation. Friction anchors should extend a minimum of 20 feet beyond the potentially active wedge and to greater lengths if necessary to develop the desired capacities. The locations and depths of all offsite utilities should be thoroughly checked and incorporated into the drilling angle design for the tie-back anchors.

8.21.2 The capacities of the anchors should be determined by testing of the initial anchors as outlined in a following section. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. Anchors should be placed at least 6 feet on center to be considered isolated. For preliminary design purposes, it is estimated that drilled friction anchors constructed without utilizing post-grouting techniques will develop average skin frictions (reduced for buoyancy) as follows:

- 10 feet below the top of the excavation – 650 pounds per square foot
- 25 feet below the top of the excavation – 1,000 pounds per square foot
- 40 feet below the top of the excavation – 1,500 pounds per square foot

- 8.21.3 Depending on the techniques utilized, and the experience of the contractor performing the installation, a maximum allowable friction capacity of 5.0 kips per linear foot for post-grouted anchors (for a minimum 20-foot length beyond the active wedge) may be assumed for design purposes. Only the frictional resistance developed beyond the active wedge should be utilized in resisting lateral loads. Higher capacity assumptions may be acceptable, but must be verified by testing.

8.22 Anchor Installation

- 8.22.1 Tied-back anchors are typically installed between 20 and 40 degrees below the horizontal; however, occasionally alternative angles are necessary to avoid existing improvements and utilities. The locations and depths of all offsite utilities should be thoroughly checked prior to design and installation of the tie-back anchors. Caving of the anchor shafts, particularly within sand and gravel deposits or seepage zones, should be anticipated during installation and provisions should be implemented in order to minimize such caving. It is suggested that hollow-stem auger drilling equipment be used to install the anchors. The anchor shafts should be filled with concrete by pumping from the tip out, and the concrete should extend from the tip of the anchor to the active wedge. In order to minimize the chances of caving, it is recommended that the portion of the anchor shaft within the active wedge be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

8.23 Anchor Testing

- 8.23.1 All of the anchors should be tested to at least 150 percent of design load. The total deflection during this test should not exceed 12 inches. The rate of creep under the 150 percent test load should not exceed 0.1 inch over a 15-minute period in order for the anchor to be approved for the design loading.
- 8.23.2 At least ten percent of the anchors should be selected for "quick" 200 percent tests and three additional anchors should be selected for 24-hour 200 percent tests. The purpose of the 200 percent tests is to verify the friction value assumed in design. The anchors should be tested to develop twice the assumed friction value. These tests should be performed prior to installation of additional tiebacks. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter and/or length should be increased until satisfactory test results are obtained.
- 8.23.3 The total deflection during the 24-hour 200 percent test should not exceed 12 inches. During the 24-hour tests, the anchor deflection should not exceed 0.75 inches measured after the 200 percent test load is applied.

8.23.4 For the "quick" 200 percent tests, the 200 percent test load should be maintained for 30 minutes. The total deflection of the anchor during the 200 percent quick tests should not exceed 12 inches; the deflection after the 200 percent load has been applied should not exceed 0.25 inch during the 30-minute period.

8.23.5 After a satisfactory test, each anchor should be locked-off at the design load. This should be verified by rechecking the load in the anchor. The load should be within 10 percent of the design load. A representative of this firm should observe the installation and testing of the anchors.

8.24 Internal Bracing

8.24.1 Rakers may be utilized to brace the soldier piles in lieu of tieback anchors. The raker bracing could be supported laterally by temporary concrete footings (deadmen) or by the permanent, interior footings. For design of such temporary footings or deadmen, poured with the bearing surface normal to rakers inclined at 45 degrees, a bearing value of 3,500 psf may be used, provided the shallowest point of the footing is at least one foot below the lowest adjacent grade. The structural engineer should review the shoring plans to determine if raker footings conflict with the structural foundation system. The client should be aware that the utilization of rakers could significantly impact the construction schedule do to their intrusion into the construction site and potential interference with equipment.

8.25 Surcharge from Adjacent Structures and Improvements

8.25.1 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures and should be designed for each condition as the project progresses.

8.25.2 It is recommended that line-load surcharges from adjacent wall footings, use horizontal pressures generated from NAV-FAC DM 7.2. The governing equations are:

$$\text{For } x/H \leq 0.4$$

$$\sigma_H(z) = \frac{0.20 \left(\frac{z}{H} \right) Q_L}{\left[0.16 + \left(\frac{z}{H} \right)^2 \right]^2 H}$$

and

$$\text{For } x/H > 0.4$$

$$\sigma_H(x, z) = \frac{1.26 \left(\frac{x}{H} \right)^2 \left(\frac{z}{H} \right) Q_L}{\left[\left(\frac{x}{H} \right)^2 + \left(\frac{z}{H} \right)^2 \right]^2 H}$$

where x is the distance from the face of the excavation to the vertical line-load, H is the distance from the bottom of the footing to the bottom of excavation, z is the depth at which the horizontal pressure is desired, Q_L is the vertical line-load and σ_H is the horizontal pressure at depth z .

- 8.25.3 It is recommended that vertical point-loads, from construction equipment outriggers or adjacent building columns use horizontal pressures generated from NAV-FAC DM 7.2. The governing equations are:

$$\text{For } x/H \leq 0.4$$

$$\sigma(z) = \frac{0.28 \times \left(\frac{z}{H}\right)^2}{\left[0.16 + \left(\frac{z}{H}\right)^2\right]^3} \times \frac{Q_p}{H^2}$$

and

$$\text{For } x/H > 0.4$$

$$\sigma(z) = \frac{1.77 \times \left(\frac{x}{H}\right)^2 \times \left(\frac{z}{H}\right)^2}{\left[\left(\frac{x}{H}\right)^2 + \left(\frac{z}{H}\right)^2\right]^3} \times \frac{Q_p}{H^2}$$

then

$$\sigma'_H(z) = \sigma_H(z) \cos^2(1.1\theta)$$

where x is the distance from the face of the excavation to the vertical point-load, H is distance from the outrigger/bottom of column footing to the bottom of excavation, z is the depth at which the horizontal pressure is desired, Q_p is the vertical point-load, σ is the vertical pressure at depth z , θ is the angle between a line perpendicular to the bulkhead and a line from the point-load to half the pile spacing at the bulkhead, and σ_H is the horizontal pressure at depth z .

8.26 Surface Drainage

- 8.26.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the original designed engineering properties. Proper drainage should be maintained at all times.

- 8.26.2 All site drainage should be collected and controlled in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. The site should be graded and maintained such that surface drainage is directed away from structures in accordance with 2013 CBC 1804.3 or other applicable standards. In addition, drainage should not be allowed to flow uncontrolled over any descending slope. Discharge from downspouts, roof drains and scuppers are not recommended onto unprotected soils within five feet of the building perimeter. Planters which are located adjacent to foundations should be sealed to prevent moisture intrusion into the soils providing foundation support. Landscape irrigation is not recommended within 5 feet of the building perimeter footings except when enclosed in protected planters.
- 8.26.3 Positive site drainage should be provided away from structures, pavement, and the tops of slopes to swales or other controlled drainage structures. The building pad and pavement areas should be fine graded such that water is not allowed to pond.
- 8.26.4 Landscaping planters immediately adjacent to paved areas are not recommended due to the potential for surface or irrigation water to infiltrate the pavement's subgrade and base course. Either a subdrain, which collects excess irrigation water and transmits it to drainage structures, or an impervious above-grade planter boxes should be used. In addition, where landscaping is planned adjacent to the pavement, it is recommended that consideration be given to providing a cutoff wall along the edge of the pavement that extends at least 12 inches below the base material.

8.27 Plan Review

- 8.27.1 Grading and foundation plans should be reviewed by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report pertain only to the site investigated and are based upon the assumption that the soil conditions do not deviate from those disclosed in the investigation. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geocon West, Inc. should be notified so that supplemental recommendations can be given. The evaluation or identification of the potential presence of hazardous or corrosive materials was not part of the scope of services provided by Geocon West, Inc.
2. This report is issued with the understanding that it is the responsibility of the owner, or of his representative, to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project and incorporated into the plans, and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
3. The findings of this report are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.
4. The firm that performed the geotechnical investigation for the project should be retained to provide testing and observation services during construction to provide continuity of geotechnical interpretation and to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations. If another geotechnical firm is selected to perform the testing and observation services during construction operations, that firm should prepare a letter indicating their intent to assume the responsibilities of project geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for their records. In addition, that firm should provide revised recommendations concerning the geotechnical aspects of the proposed development, or a written acknowledgement of their concurrence with the recommendations presented in our report. They should also perform additional analyses deemed necessary to assume the role of Geotechnical Engineer of Record.

LIST OF REFERENCES

- Bryant, W.A. and Hart, E.W., 2007, *Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zone Maps*, California Division of Mines and Geology Special Publication 42, interim revision.
- California Department of Water Resources, 2016, *Groundwater Level Data by Township, Range, and Section*, Web Site Address: http://www.water.ca.gov/waterdatalibrary/groundwater/hydrographs/index_trs.cfm.
- California Department of Water Resources, 1961, *Planned Utilization of Groundwater Basins of the Coastal Plain of Los Angeles County*, Bulletin 104, Appendix A.
- California Division of Mines and Geology, 1998; *State of California Seismic Hazard Zones, Hollywood Quadrangle*, Official Map, Released: March 25, 1998.
- California Division of Mines and Geology, 1998, *Seismic Hazard Evaluation of the Hollywood 7.5-Minute Quadrangle, Los Angeles County, California*, Open File Report 98-17.
- California Division of Oil, Gas and Geothermal Resources, 2016. Division of Oil, Gas, and Geothermal Resources Well Finder, <http://maps.conservation.ca.gov/doggr/index.html#close>. Accessed February, 19, 2016.
- California Division of Oil, Gas and Geothermal Resources (DOGGR), 2006, *Regional Wildcat Map, Los Angeles and Orange Counties*, Map W1-5.
- California Geological Survey, 2016, www.quake.ca.gov/gmaps,WH/regulatory_maps.htm.
- California Geological Survey, 2010, *Geologic Compilation of Quaternary Surficial Deposits in Southern California, Los Angeles 30' X 60' Quadrangle*, A Project for the Department of Water Resources by the California Geological Survey, Compiled from existing sources by Trinda L. Bedrossian, CEG and Peter D. Roffers, CGS Special Report 217, Plate 9, Scale 1:100,000.
- Dibblee, T. W., Jr., 1991, *Geologic Map of the Hollywood and Burbank (South ½) Quadrangles, Los Angeles County, California*, Dibblee Foundation Map # DF-30.
- FEMA, 2016, Online Flood Hazard Maps, *Flood Insurance Rate Map, Los Angeles County, California and Unincorporated Areas, Map Number 06037C1595F, Date Accessed: August 26, 2016*, <http://www.esri.com/hazards/index.html>.
- Jennings, C. W. and Bryant, W. A., 2010, *Fault Activity Map of California*, California Geological Survey Geologic Data Map No. 6.
- Leighton and Associates, Inc., 1990, *Technical Appendix to the Safety Element of the Los Angeles County General Plan, Hazard Reduction in Los Angeles County*.
- Los Angeles, City of, 2016, NavigateLA website, <http://navigatela.lacity.org>.
- Los Angeles, City of, Department of Public Works, 2006, *Methane and Methane Buffer Zones, Citywide Methane Ordinance Map A-20960*, City Ordinance No. 175,790.

LIST OF REFERENCES (CONTD.)

- Los Angeles, City of, 1996, *Safety Element of the Los Angeles City General Plan*.
- Los Angeles County Department of Public Works, 2016a, Ground Water Wells Website, <http://dpw2.co.la.ca.us/website/wells/viewer.asp>.
- Los Angeles County Department of Public Works, 2016b, Flood Zone Determination Website, <http://dpw.lacounty.gov/apps/wmd/floodzone/map.htm>.
- Topozada, T., Branum, D., Petersen, M., Hallstrom, C., and Reichle, M., 2000, *Epicenters and Areas Damaged by $M > 5$ California Earthquakes, 1800 – 1999*, California Geological Survey, Map Sheet 49.
- U.S. Geological Survey, 1972, *Hollywood 7.5-Minute Topographic Map*.
- Yerkes, R.F., McCulloch, T.H., Schoellhamer, J.E., and Vedder, J.G., 1965, *Geology of the Los Angeles Basin—An Introduction*, U.S. Geological Survey Professional Paper 420-A.
- Ziony, J.I., and Jones, L.M., 1989, *Map Showing Late Quaternary Faults and 1978–1984 Seismicity of the Los Angeles Region, California*, U.S. Geological Survey Miscellaneous Field Studies Map MF-1964.

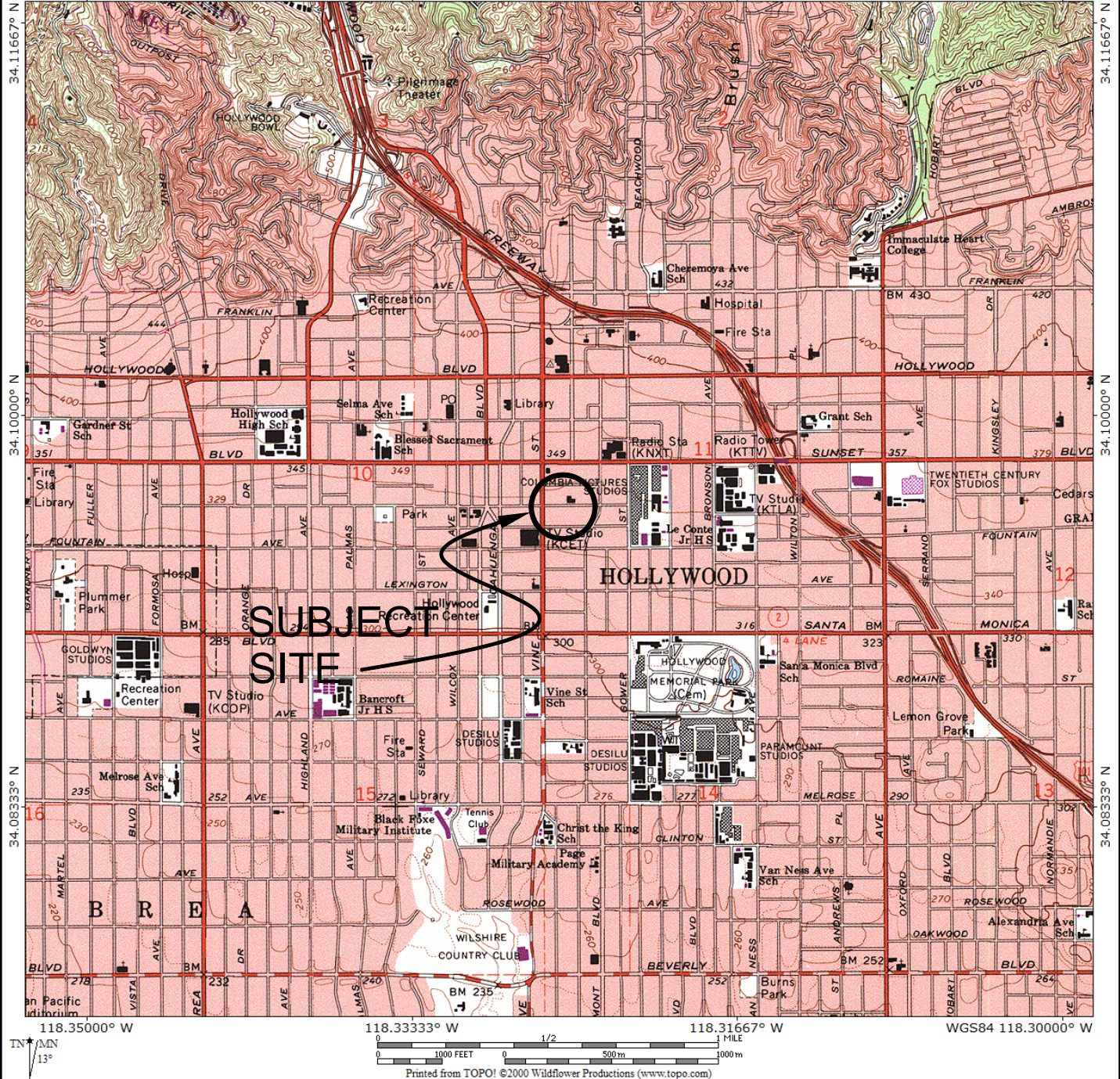
TOPO! map printed on 03/07/16 from "LA.TPO" and "Untitled.tpg"

118.35000° W

118.33333° W

118.31667° W

WGS84 118.30000° W



REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, HOLLYWOOD, CA QUADRANGLE

GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RA

CHECKED BY: SFK

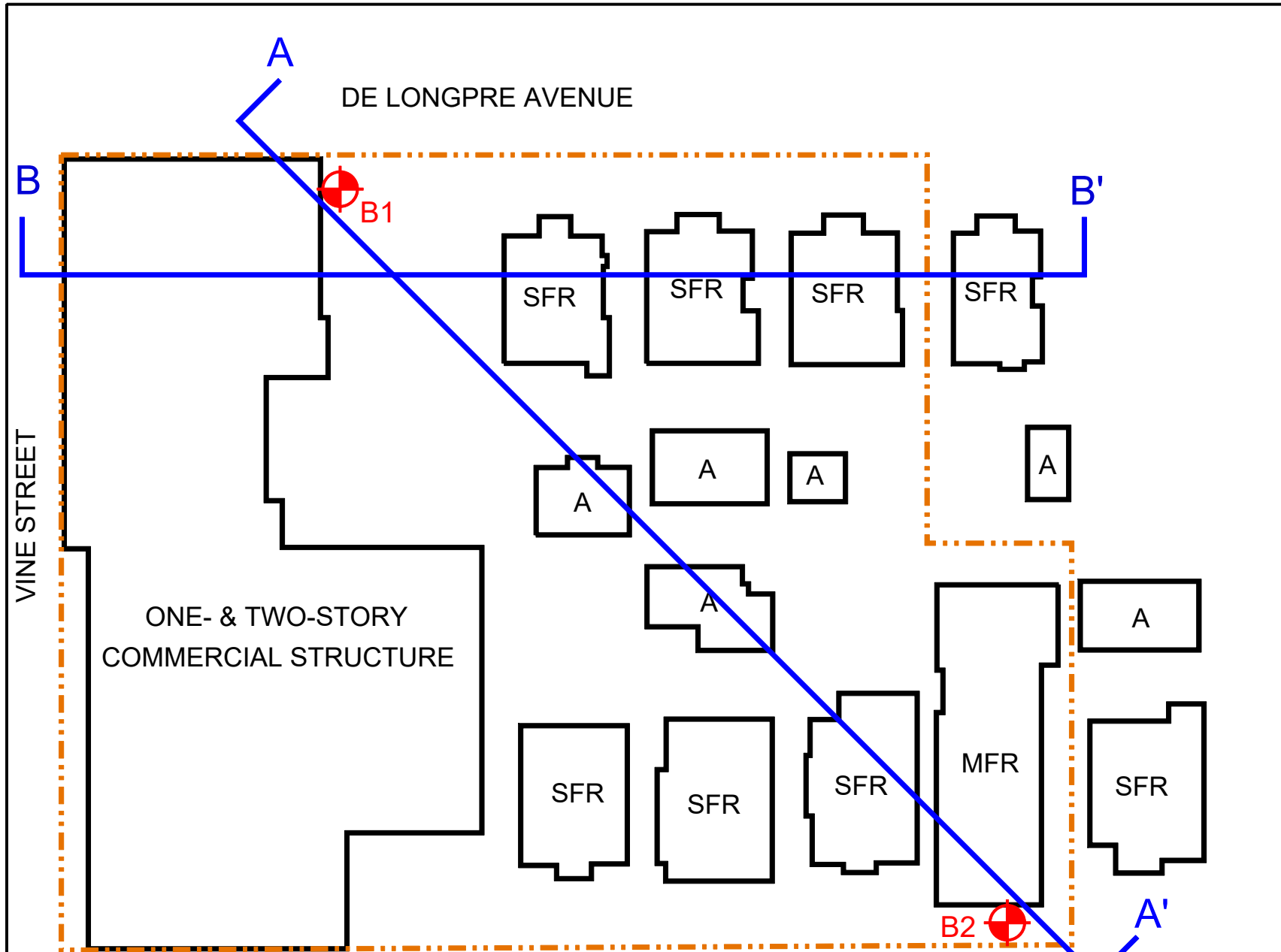
VICINITY MAP

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

SEPT 2016


PROJECT NO. A9382-06-01

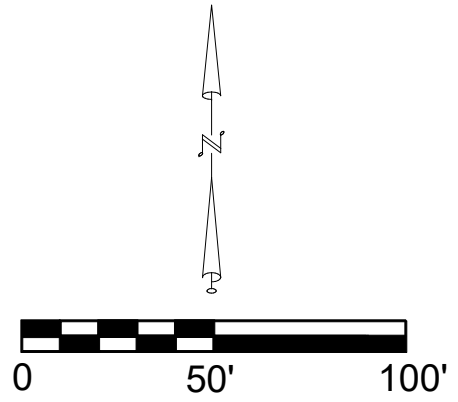
FIG. 1



AFTON PLACE

LEGEND

-  B2 Approximate Location of Boring
- SFR Single-Family Residence
- MFR Multi-Family Residence
- A Ancillary Structure



AFTON PLACE



GEOCON WEST, INC.

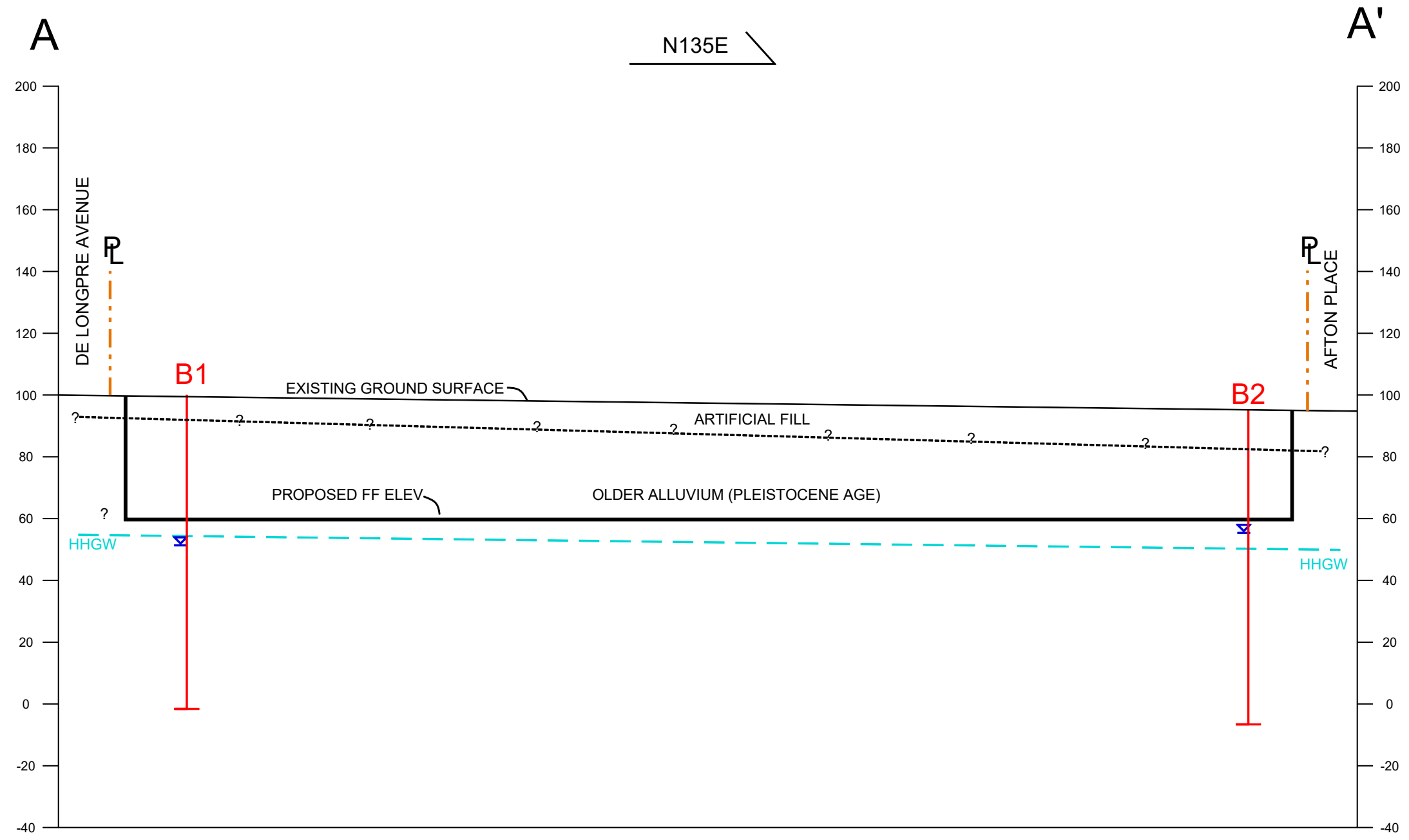
ENVIRONMENTAL GEOTECHNICAL MATERIALS
 3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
 PHONE (818) 841-8388 - FAX (818) 841-1704

Drafted by: JMT Checked by: NDB

SITE PLAN

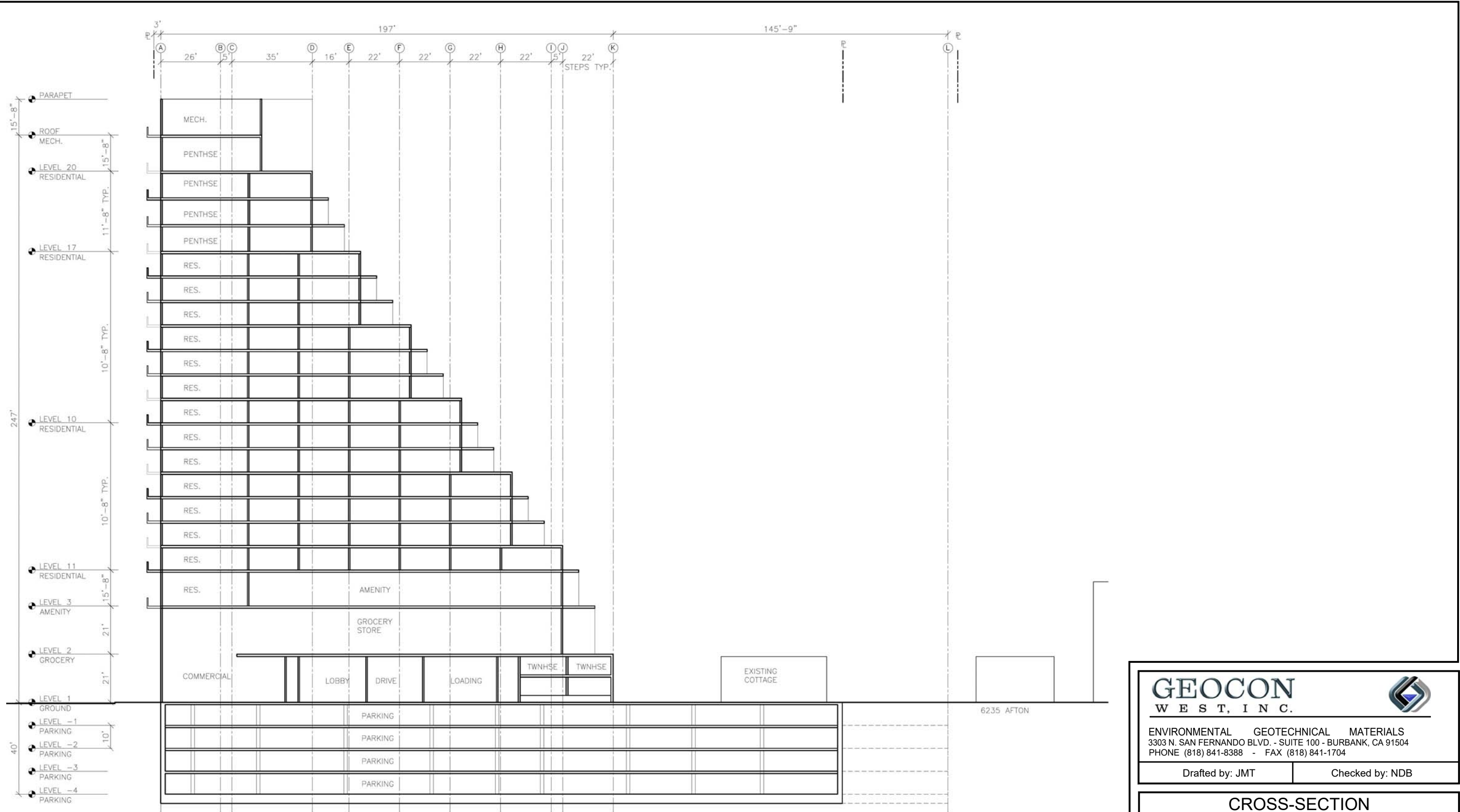
ONNI CAPITAL, LLC
 DE LONGPRE AVENUE & VINE STREET
 LOS ANGELES, CALIFORNIA

SEPT 2016 PROJECT NO. A9382-06-01 FIG. 2



SCALE: 1" = 40' (H&V)


 <p>ENVIRONMENTAL GEOTECHNICAL MATERIALS 3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504 PHONE (818) 841-8388 - FAX (818) 841-1704</p>		<p>CROSS-SECTION</p> <p>ONNI CAPITAL, LLC</p> <p>DE LONGPRE AVENUE & VINE STREET</p> <p>LOS ANGELES, CALIFORNIA</p>		
		<p>Drafted by: JMT</p>	<p>Checked by: NDB</p>	<p>SEPT 2016</p>



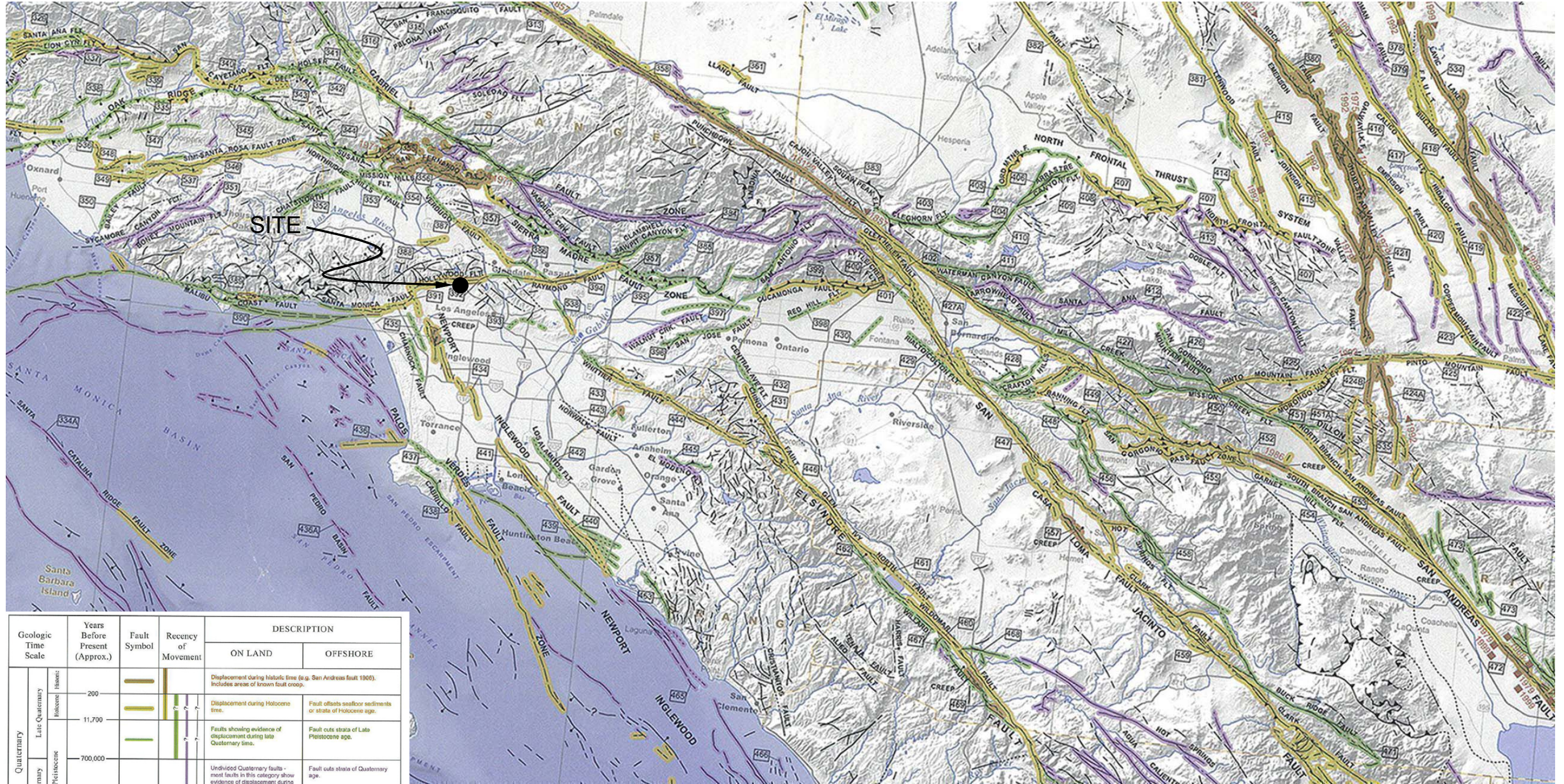
Architectual Section B-B'

Plan by: Natoma Architects, Inc.

SCALE: 1" = 40' (H&V)

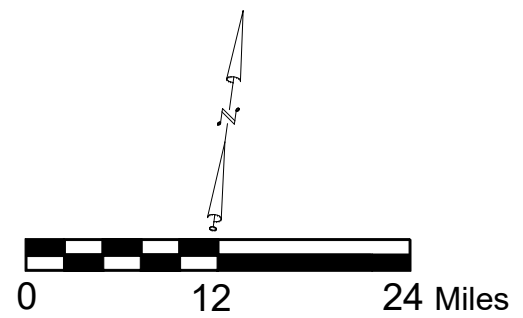
GEOCON WEST, INC.		
ENVIRONMENTAL GEOTECHNICAL MATERIALS 3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504 PHONE (818) 841-8388 - FAX (818) 841-1704		
Drafted by: JMT	Checked by: NDB	
CROSS-SECTION		
ONNI CAPITAL, LLC DE LONGPRE AVENUE & VINE STREET LOS ANGELES, CALIFORNIA		
SEPT 2016	PROJECT NO. A9382-06-01	FIG. 3B

Reference: Jennings, C.W. and Bryant, W. A., 2010, Fault Activity Map of California, California Geological Survey Geologic Data Map No. 6.



Geologic Time Scale	Years Before Present (Approx.)	Fault Symbol	Reency of Movement	DESCRIPTION	
				ON LAND	OFFSHORE
Quaternary	Late Quaternary Holocene 200 - 11,700	[Symbol]	[Symbol]	Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep.	Fault offsets seafloor sediments or strata of Holocene age.
				Faults showing evidence of displacement during late Quaternary time.	Fault cuts strata of Late Pleistocene age.
	Early Quaternary Pleistocene 700,000 - 1,600,000	[Symbol]	[Symbol]	Undiscovered Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age.	Fault cuts strata of Quaternary age.
Pre-Quaternary	4.5 billion (Age of Earth)	[Symbol]	[Symbol]	Faults without recognized Quaternary displacement or showing evidence of no displacement during Quaternary time. Not necessarily inactive.	Fault cuts strata of Pliocene or older age.

* Quaternary now recognized as extending to 2.6 Ma (Walker and Geissman, 2009). Quaternary faults in this map were established using the previous 1.6 Ma criterion.



GEOCON WEST, INC.

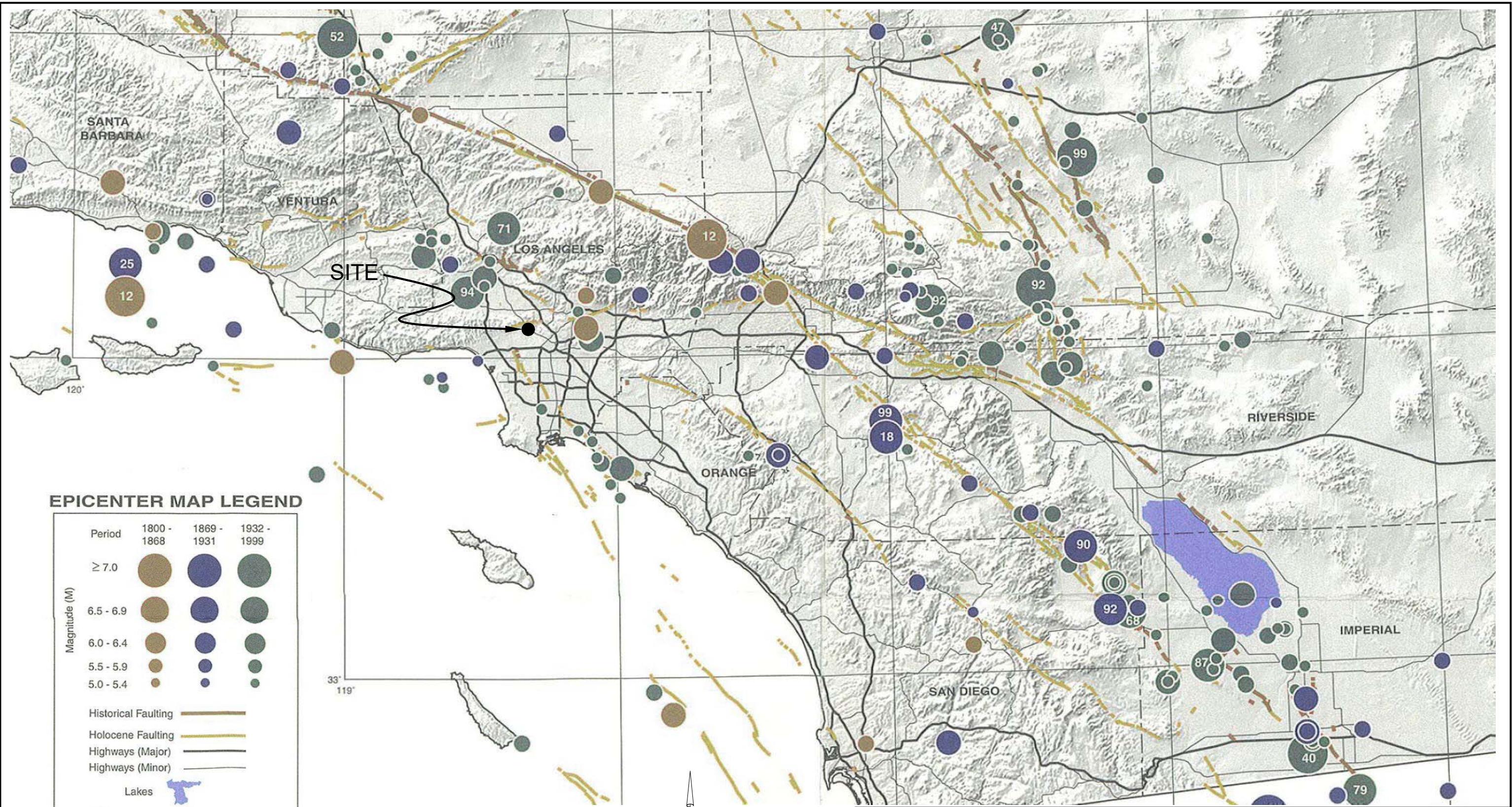
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RA CHECKED BY: SFK

REGIONAL FAULT MAP

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

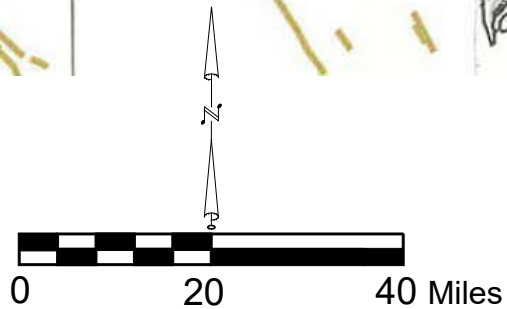
SEPT 2016 PROJECT NO. A9382-06-01 FIG. 4



EPICENTER MAP LEGEND

Period	1800 - 1868	1869 - 1931	1932 - 1999
Magnitude (M) ≥ 7.0			
6.5 - 6.9			
6.0 - 6.4			
5.5 - 5.9			
5.0 - 5.4			
Historical Faulting			
Holocene Faulting			
Highways (Major)			
Highways (Minor)			
Lakes			
	Last two digits of M ≥ 6.5 earthquake year		

Reference: Topozada, T., Branum, D., Petersen, M., Hallstrom, C., Cramer, C., and Reichle, M., 2000, Epicenters and Areas Damaged by M≥5 California Earthquakes, 1800 - 1999, California Geological Survey, Map Sheet 49.



GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RA

CHECKED BY: SFK

REGIONAL SEISMICITY MAP

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

SEPT 2016

PROJECT NO. A9382-06-01

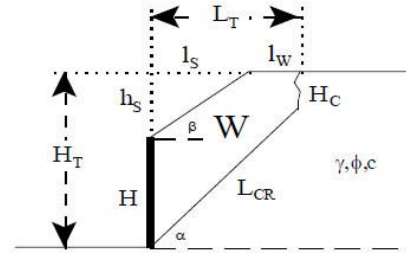
FIG.5

Retaining Wall Design with Transitioned Backfill (Vector Analysis)

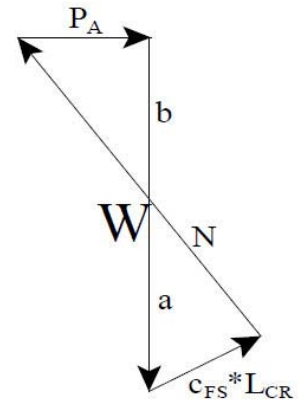
Input:

Retaining Wall Height	(H)	45.00 feet
Slope Angle of Backfill	(β)	0.0 degrees
Height of Slope above Wall	(h _s)	0.0 feet
Horizontal Length of Slope	(L _s)	0.0 feet
Total Height (Wall + Slope)	(H _T)	45.0 feet
Unit Weight of Retained Soils	(γ)	128.0 pcf
Friction Angle of Retained Soils	(φ)	29.0 degrees
Cohesion of Retained Soils	(c)	350.0 psf
Factor of Safety	(FS)	1.50

Factored Parameters:	(φ _{FS})	20.3 degrees
	(c _{FS})	233.3 psf



Failure Angle (α) degrees	Height of Tension Crack (H _c) feet	Area of Wedge (A) feet ²	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L _{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P _A) lbs/lineal foot
45	5.8	996	127459.8	55.5	29028.5	98431.2	45312.3
46	5.7	962	123164.7	54.7	27574.1	95590.6	46043.2
47	5.6	930	118998.1	53.9	26240.5	92757.6	46690.2
48	5.5	898	114953.0	53.2	25014.7	89938.3	47256.2
49	5.4	867	111022.8	52.4	23885.2	87137.6	47743.5
50	5.4	838	107201.0	51.7	22842.2	84358.8	48154.0
51	5.3	808	103481.8	51.1	21877.1	81604.7	48489.4
52	5.3	780	99859.2	50.4	20982.1	78877.1	48751.1
53	5.3	753	96328.0	49.8	20150.7	76177.3	48940.2
54	5.2	726	92883.0	49.1	19376.7	73506.2	49057.3
55	5.2	699	89519.2	48.5	18655.0	70864.2	49103.0
56	5.2	674	86232.0	48.0	17980.8	68251.2	49077.4
57	5.3	649	83017.2	47.4	17349.9	65667.4	48980.4
58	5.3	624	79870.6	46.8	16758.4	63112.2	48811.6
59	5.3	600	76788.2	46.3	16203.0	60585.2	48570.4
60	5.4	576	73766.3	45.8	15680.5	58085.8	48255.9
61	5.4	553	70801.5	45.3	15188.2	55613.3	47866.6
62	5.5	530	67890.2	44.8	14723.4	53166.8	47401.1
63	5.6	508	65029.4	44.3	14283.7	50745.7	46857.5
64	5.6	486	62215.9	43.8	13866.9	48348.9	46233.5
65	5.8	464	59446.7	43.3	13471.0	45975.7	45526.5
66	5.9	443	56719.1	42.8	13094.0	43625.1	44733.6
67	6.0	422	54030.3	42.4	12734.0	41296.3	43851.3
68	6.2	401	51377.6	41.9	12389.2	38988.4	42875.8
69	6.3	381	48758.4	41.4	12057.8	36700.6	41802.9
70	6.6	361	46170.1	40.9	11738.1	34432.1	40627.8



Design Equations (Vector Analysis):
 $a = c_{FS} * L_{CR} * \sin(90 + \phi_{FS}) / \sin(\alpha - \phi_{FS})$
 $b = W - a$
 $P_A = b * \tan(\alpha - \phi_{FS})$
 $EFP = 2 * P_A / H^2$

Maximum Active Pressure Resultant

$$P_{A, \max} = 49102.97 \text{ lbs/lineal foot}$$

Equivalent Fluid Pressure (per lineal foot of wall)

$$EFP = 2 * P_A / H^2$$

$$EFP = 48.5 \text{ pcf} \quad 70.0 \text{ pcf}$$

Design Wall for an Equivalent Fluid Pressure:

$$49 \text{ pcf} \quad 70 \text{ pcf}$$

GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: JMT

CHECKED BY: NDB

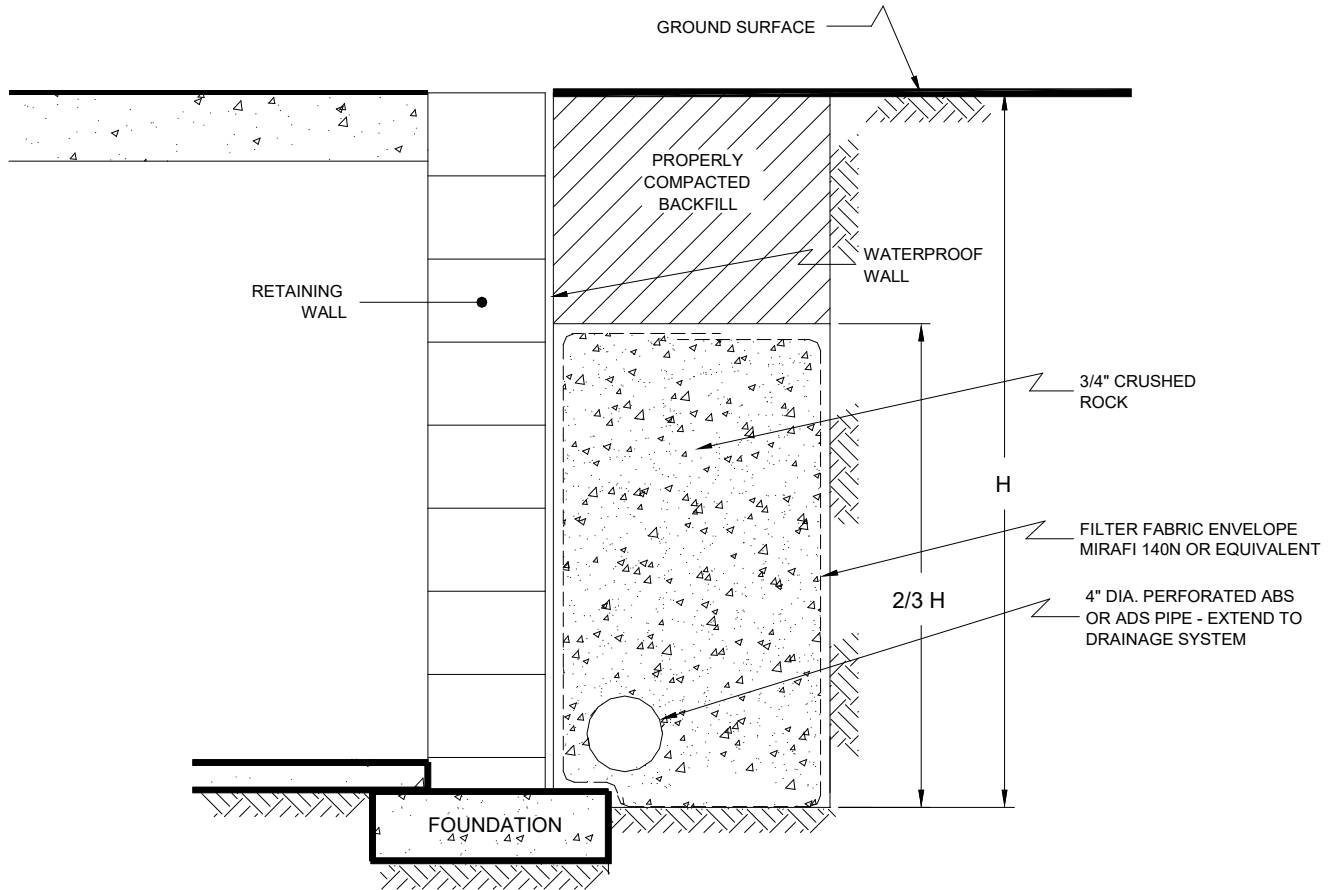
RETAINING WALL PRESSURE CALCULATION

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

SEPT 2016

PROJECT NO. A9382-06-01

FIG. 6



NO SCALE

GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

Drafted by: JMT

Checked by: NDB

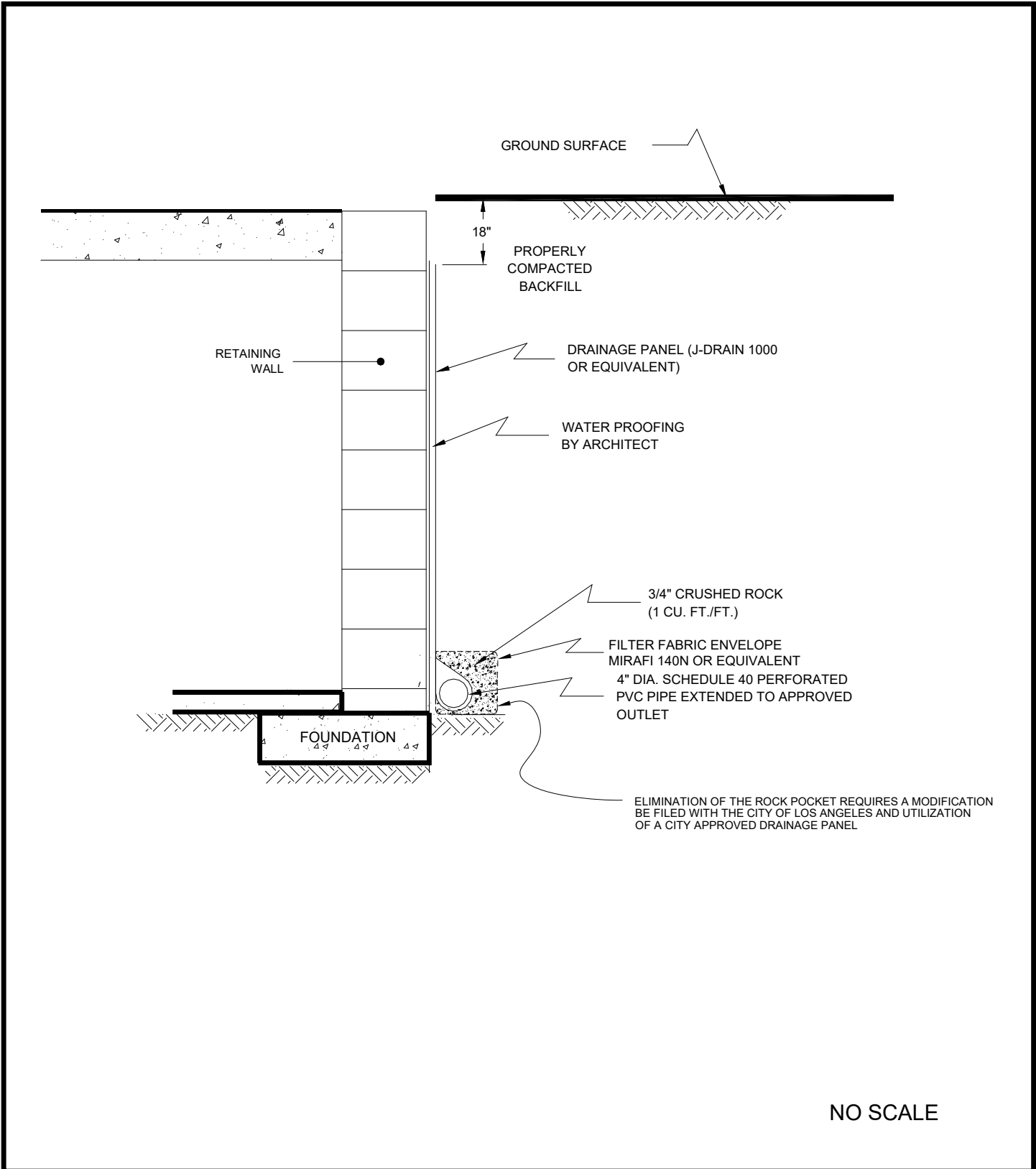
RETAINING WALL DRAIN DETAIL

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

SEPT 2016

PROJECT NO. A9382-06-01

FIG. 5



GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

Drafted by: JMT Checked by: NDB

RETAINING WALL DRAIN DETAIL

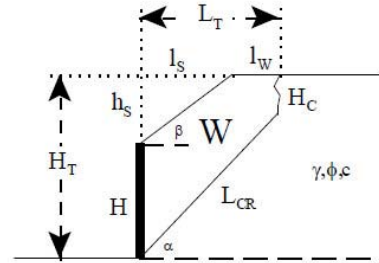
ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

SEPT 2016 PROJECT NO. A9382-06-01 FIG. 6

Shoring Design with Transitioned Backfill (Vector Analysis)

Input:

Shoring Height	(H)	45.00 feet
Slope Angle of Backfill	(β)	0.0 degrees
Height of Slope above Shoring	(h_s)	0.0 feet
Horizontal Length of Slope	(l_s)	0.0 feet
Total Height (Shoring + Slope)	(H_T)	45.0 feet
Unit Weight of Retained Soils	(γ)	128.0 pcf
Friction Angle of Retained Soils	(ϕ)	29.0 degrees
Cohesion of Retained Soils	(c)	350.0 psf
Factor of Safety	(FS)	1.25



Factored Parameters:

	(ϕ_{FS})	23.9 degrees
	(c_{FS})	280.0 psf

Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) feet ²	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
45	7.9	982	125645.2	52.5	37369.1	88276.1	34036.8
46	7.7	949	121530.3	51.9	35341.6	86188.7	34971.7
47	7.5	918	117516.6	51.3	33491.7	84024.9	35814.1
48	7.3	888	113602.0	50.7	31799.2	81802.9	36566.9
49	7.2	858	109784.0	50.1	30246.7	79537.3	37233.0
50	7.1	829	106059.1	49.5	28819.2	77240.0	37814.8
51	7.0	800	102423.9	48.9	27503.4	74920.5	38314.4
52	6.9	772	98874.5	48.4	26287.8	72586.7	38733.7
53	6.8	745	95407.3	47.8	25162.4	70244.9	39074.1
54	6.8	719	92018.2	47.2	24118.2	67900.0	39336.9
55	6.8	693	88703.6	46.7	23147.4	65556.2	39523.0
56	6.7	668	85459.8	46.2	22242.9	63216.8	39633.2
57	6.7	643	82283.0	45.6	21398.6	60884.4	39667.7
58	6.7	619	79169.9	45.1	20609.0	58560.9	39626.7
59	6.8	595	76116.9	44.6	19868.9	56248.0	39510.1
60	6.8	571	73120.9	44.1	19174.0	53946.9	39317.5
61	6.8	548	70178.6	43.6	18520.0	51658.5	39048.1
62	6.9	526	67286.9	43.1	17903.4	49383.4	38701.0
63	7.0	503	64442.9	42.7	17320.7	47122.1	38275.0
64	7.1	482	61643.6	42.2	16768.7	44874.9	37768.4
65	7.2	460	58886.4	41.7	16244.5	42641.9	37179.5
66	7.3	439	56168.4	41.2	15745.3	40423.1	36506.2
67	7.5	418	53487.0	40.7	15268.5	38218.5	35745.8
68	7.7	397	50839.5	40.3	14811.4	36028.1	34895.7
69	7.9	377	48223.4	39.8	14371.6	33851.8	33952.7
70	8.1	357	45636.1	39.3	13946.6	31689.5	32913.3

Design Equations (Vector Analysis):
 $a = c_{FS} * L_{CR} * \sin(90 + \phi_{FS}) / \sin(\alpha - \phi_{FS})$
 $b = W - a$
 $P_A = b * \tan(\alpha - \phi_{FS})$
 $EFP = 2 * P_A * H^2$

Maximum Active Pressure Resultant

$$P_{A, \max}$$

39667.68 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of shoring)

$$EFP = 2 * P_A / H^2$$

EFP

39.2 pcf

61.1 pcf

Design Shoring for an Equivalent Fluid Pressure:

39 pcf

61 pcf

GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: JMT

CHECKED BY: NDB

SHORING PRESSURE CALCULATION

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

SEPT 2016

PROJECT NO. A9382-06-01

FIG. 9

APPENDIX

A

APPENDIX A

FIELD INVESTIGATION

The site was explored on February 25, 2016 and February 26, 2016, by excavating two 8-inch diameter borings to depths of approximately 101½ feet below the existing ground surface utilizing a truck-mounted hollow-stem auger drilling machine. Representative and relatively undisturbed samples were obtained by driving a 3 inch, O. D., California Modified Sampler into the “undisturbed” soil mass with blows from a 140-pound auto-hammer falling 30 inches (auto-hammer). The California Modified Sampler was equipped with 1-inch high by 2 ¾-inch diameter brass sampler rings to facilitate soil removal and testing. Bulk samples were also obtained.

The soil conditions encountered in the borings were visually examined, classified and logged in general accordance with the Unified Soil Classification System (USCS). Logs of the borings are presented on Figures A1 and A2. The logs depict the soil and geologic conditions encountered and the depth at which samples were obtained.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING 1		PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) _____ DATE COMPLETED <u>2/25/16</u>	EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>MDS</u>			
MATERIAL DESCRIPTION									
0									
2									
4									
6	B1@5'						15	101.8	9.5
8									
10	B1@10'						15	103.5	9.8
12									
14									
16	B1@15'						19	112.9	12.5
18									
20	B1@20'						24	113.6	14.8
22									
24									
26	B1@25'						21	103.5	6.6
28									

Figure A1,
Log of Boring 1, Page 1 of 4

A9382-06-01 BORING LOGS.GPJ







SAMPLE SYMBOLS	<input type="checkbox"/> ... SAMPLING UNSUCCESSFUL	<input type="checkbox"/> ... STANDARD PENETRATION TEST	<input checked="" type="checkbox"/> ... DRIVE SAMPLE (UNDISTURBED)
	<input checked="" type="checkbox"/> ... DISTURBED OR BAG SAMPLE	<input checked="" type="checkbox"/> ... CHUNK SAMPLE	<input type="checkbox"/> ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING 1		PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) _____	DATE COMPLETED <u>2/25/16</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>MDS</u>				
MATERIAL DESCRIPTION									
30	B1@30'				- some oxidation staining		25	111.5	8.9
32									
34				SM					
36	B1@35'				- increase in silt content, no oxidation staining		34	129.5	9.4
38									
40	B1@40'			SP-SM	Sand with Silt, medium dense, slightly moist, reddish brown, fine- to coarse-grained, some gravel (to 1"), some oxidation staining, trace calcium carbonate, thin clay films.		38	118.0	8.9
42									
44					Clay with Sand, stiff, slightly moist, brown, fine-grained, low plasticity.				
46	B1@45'			SP-SC			39	117.5	16.1
48					- groundwater				
50	B1@50'						41	116.9	15.3
52				SM	Silty Sand, dense, moist to wet, brown to yellowish brown, fine- to medium-grained.				
54	B1@53'				Sand with Silt, dense, wet, yellowish brown, fine- to medium-grained.		69	125.3	12.0
56	B1@56'			SP-SM	- very dense		50 (5")	--	--
58									
	B1@59'			CL	Sandy Clay, stiff, moist, brown, fine-grained, low plasticity.		38	121.6	15.7

**Figure A1,
Log of Boring 1, Page 2 of 4**

A9382-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS	 ... SAMPLING UNSUCCESSFUL	 ... STANDARD PENETRATION TEST	 ... DRIVE SAMPLE (UNDISTURBED)
	 ... DISTURBED OR BAG SAMPLE	 ... CHUNK SAMPLE	 ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING 1		PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) _____ DATE COMPLETED <u>2/25/16</u>	EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>MDS</u>			
MATERIAL DESCRIPTION									
60				CL					
62	B1@62'			CL	Silty Clay, stiff, moist, brown, low plasticity, trace fine-grained sand.		40	112.3	13.5
64									
66	B1@65'				Clayey/Silty Sand, medium dense, wet, yellowish brown, fine- to coarse-grained.		39	90.6	15.9
68				SM-SC					
70	B1@70'				- very dense		50 (6")	139.2	18.0
72					Sand, poorly graded, medium dense to very dense, wet, yellowish brown, medium-grained.				
74				SP					
76	B1@75'						44	114.0	17.8
78					Silty Sand, medium dense, wet, yellowish brown, fine- to medium-grained.				
80	B1@80'				- saturated		43	116.4	14.6
82				SM					
84									
86					- dense, orangish brown with light gray mottles, some oxidation staining				
88	B1@87'						54	123.3	15.6

Figure A1,
Log of Boring 1, Page 3 of 4

A9382-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS	
... SAMPLING UNSUCCESSFUL	... STANDARD PENETRATION TEST
... DISTURBED OR BAG SAMPLE	... CHUNK SAMPLE
	... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING 1		PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) _____ DATE COMPLETED <u>2/25/16</u>	EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>MDS</u>			
MATERIAL DESCRIPTION									
90									
92									
94	B1@94'			SM	- increase in silt content		67	116.0	17.4
96									
98									
100	B1@100'				- medium dense, saturated		42	102.0	21.4
<p>Total depth of boring: 101.5 feet Fill to 8.5 feet. Groundwater encountered at 48 feet. Backfilled with soil cuttings and tamped. Patched with concrete.</p> <p>*Penetration resistance for 140-pound hammer falling 30 inches by auto hammer.</p>									

**Figure A1,
Log of Boring 1, Page 4 of 4**

A9382-06-01 BORING LOGS.GPJ







SAMPLE SYMBOLS	<input type="checkbox"/> ... SAMPLING UNSUCCESSFUL	<input type="checkbox"/> ... STANDARD PENETRATION TEST	<input checked="" type="checkbox"/> ... DRIVE SAMPLE (UNDISTURBED)
	<input checked="" type="checkbox"/> ... DISTURBED OR BAG SAMPLE	<input checked="" type="checkbox"/> ... CHUNK SAMPLE	<input checked="" type="checkbox"/> ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING 2		PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) _____ DATE COMPLETED <u>2/26/16</u>	EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>MDS</u>			
MATERIAL DESCRIPTION									
0					ARTIFICIAL FILL Clay, soft, slightly moist, dark brown, trace fine-grained sand.				
2									
4									
6	B2@5'			CL	- brown, medium plasticity		7	94.6	20.4
8									
10	B2@10'				- firm		15	101.0	20.5
12									
14					OLDER ALLUVIUM Sandy Silt, firm, slightly moist, brown, fine-grained.				
16	B2@15'			SP			13	102.3	17.2
18									
20	B2@20'			SP	Sand with Silt, loose, slightly moist, yellowish brown, fine- to medium-grained.		11	99.6	10.3
22									
24					Silty Sand, medium dense, moist, brown, fine- to medium-grained, trace coarse-grained sand.				
26	B2@25'						22	120.6	12.1
28				SM					

Figure A2,
Log of Boring 2, Page 1 of 4

A9382-06-01 BORING LOGS.GPJ







SAMPLE SYMBOLS	 ... SAMPLING UNSUCCESSFUL	 ... STANDARD PENETRATION TEST	 ... DRIVE SAMPLE (UNDISTURBED)
	 ... DISTURBED OR BAG SAMPLE	 ... CHUNK SAMPLE	 ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING 2		PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) _____	DATE COMPLETED <u>2/26/16</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>MDS</u>				
MATERIAL DESCRIPTION									
30	B2@30'						26	125.3	12.5
32									
34									
36	B2@35'			SC	Silty Sand with Gravel, medium dense, moist, orangish brown, fine- to medium-grained, fine gravel, some oxidation staining, thin clay films.		36	125.5	10.9
38									
40	B2@40'				- groundwater Clayey Sand, medium dense, wet, brown, fine- to medium-grained.		21	164.7	15.4
42				SM					
44									
46	B2@45'				Silty Sand, medium dense, wet, yellowish brown, fine- to coarse-grained, trace clay.		40	171.6	13.8
48									
50	B2@50'				- dense, some gravel		79	173.8	13.8
52				SM					
54									
56	B2@55'				- clay, hard, moist, brown, some silt, some fine-grained sand		62	171.4	11.5
58									

**Figure A2,
Log of Boring 2, Page 2 of 4**

A9382-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS	 ... SAMPLING UNSUCCESSFUL	 ... STANDARD PENETRATION TEST	 ... DRIVE SAMPLE (UNDISTURBED)
	 ... DISTURBED OR BAG SAMPLE	 ... CHUNK SAMPLE	 ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING 2		PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) _____ DATE COMPLETED <u>2/26/16</u>	EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>MDS</u>			
MATERIAL DESCRIPTION									
60	B2@60'						38	117.9	14.5
62									
64									
66	B2@65'						42	168.8	17.4
68									
70	B2@70'						50 (6")	171.7	14.0
72				ML					
74									
76	B2@75'						41	124.8	13.1
78									
80	B2@80'						39	118.6	15.4
82				CL					
84									
86	B2@85'						51	105.7	26.7
88				ML					

**Figure A2,
Log of Boring 2, Page 3 of 4**

A9382-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS	... SAMPLING UNSUCCESSFUL	... STANDARD PENETRATION TEST	... DRIVE SAMPLE (UNDISTURBED)
	... DISTURBED OR BAG SAMPLE	... CHUNK SAMPLE	... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	BORING 2		PENETRATION RESISTANCE (BLOWS/FT*)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) _____ DATE COMPLETED <u>2/26/16</u>	EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>MDS</u>			
MATERIAL DESCRIPTION									
90	B2@90'						53	108.2	22.4
92									
94						Silt with Sand, stiff, orangish brown, moist, fine-grained, oxidation staining.			
96	B2@95'			ML			25	114.8	20.9
98									
100	B2@100'			SP		Sand, poorly graded, dense, wet, yellowish brown, fine- to medium-grained.	71	127.6	8.0
Total depth of boring: 101.5 feet Fill to 13 feet. Groundwater encountered at 39 feet. Backfilled with soil cuttings and tamped. Grass divot replaced. *Penetration resistance for 140-pound hammer falling 30 inches by auto hammer.									

**Figure A2,
Log of Boring 2, Page 4 of 4**

A9382-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS		... SAMPLING UNSUCCESSFUL		... STANDARD PENETRATION TEST		... DRIVE SAMPLE (UNDISTURBED)
		... DISTURBED OR BAG SAMPLE		... CHUNK SAMPLE		... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

APPENDIX

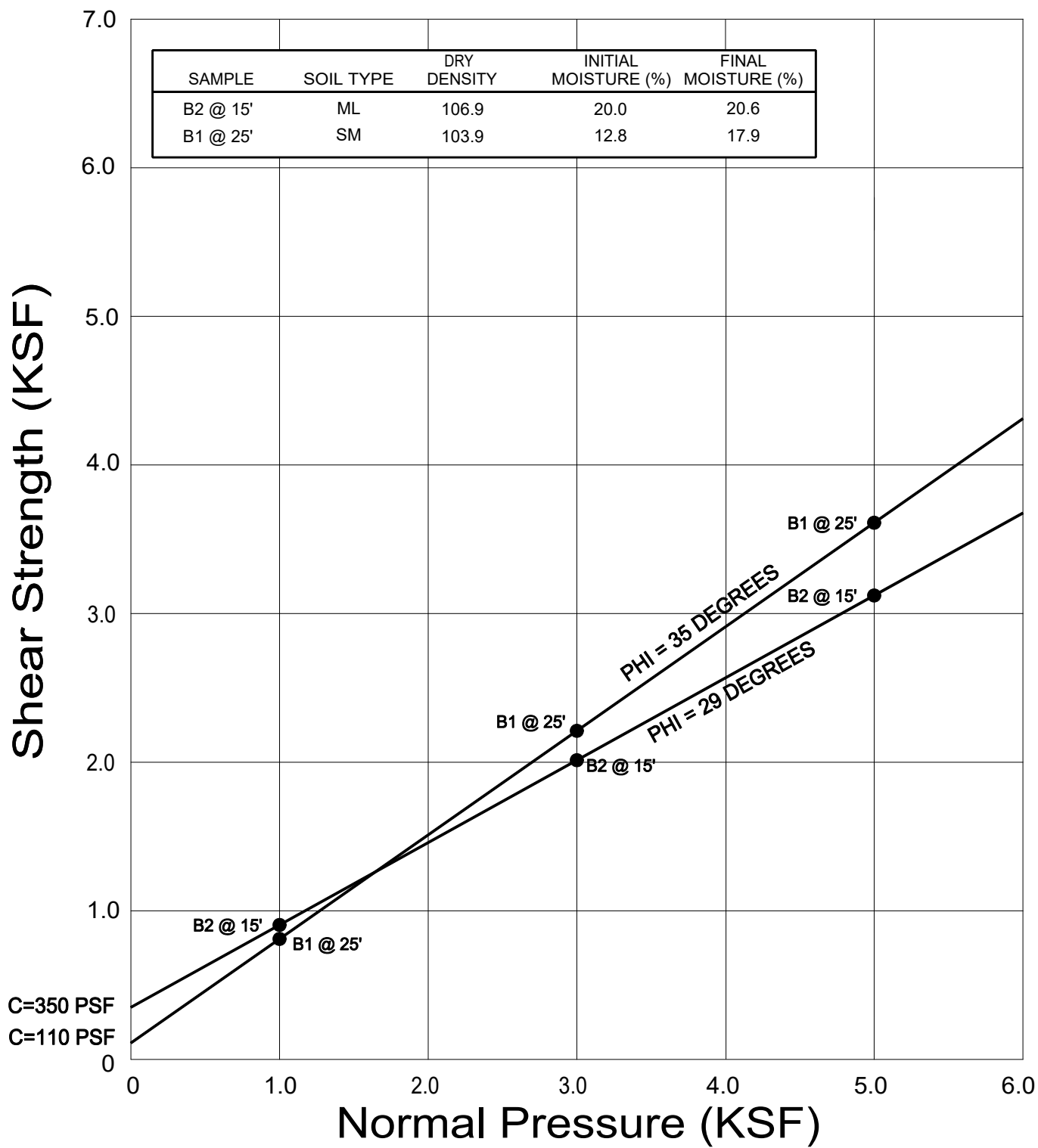


B

APPENDIX B

LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the “American Society for Testing and Materials (ASTM)”, or other suggested procedures. Selected samples were tested for direct shear strength, consolidation and expansion characteristics, corrosivity, in-place dry density and moisture content. The results of the laboratory tests are summarized in Figures B1 through B6. The in-place dry density and moisture content of the samples tested are presented on the boring logs, Appendix A.



GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

Drafted by: JMT

Checked by: NDB

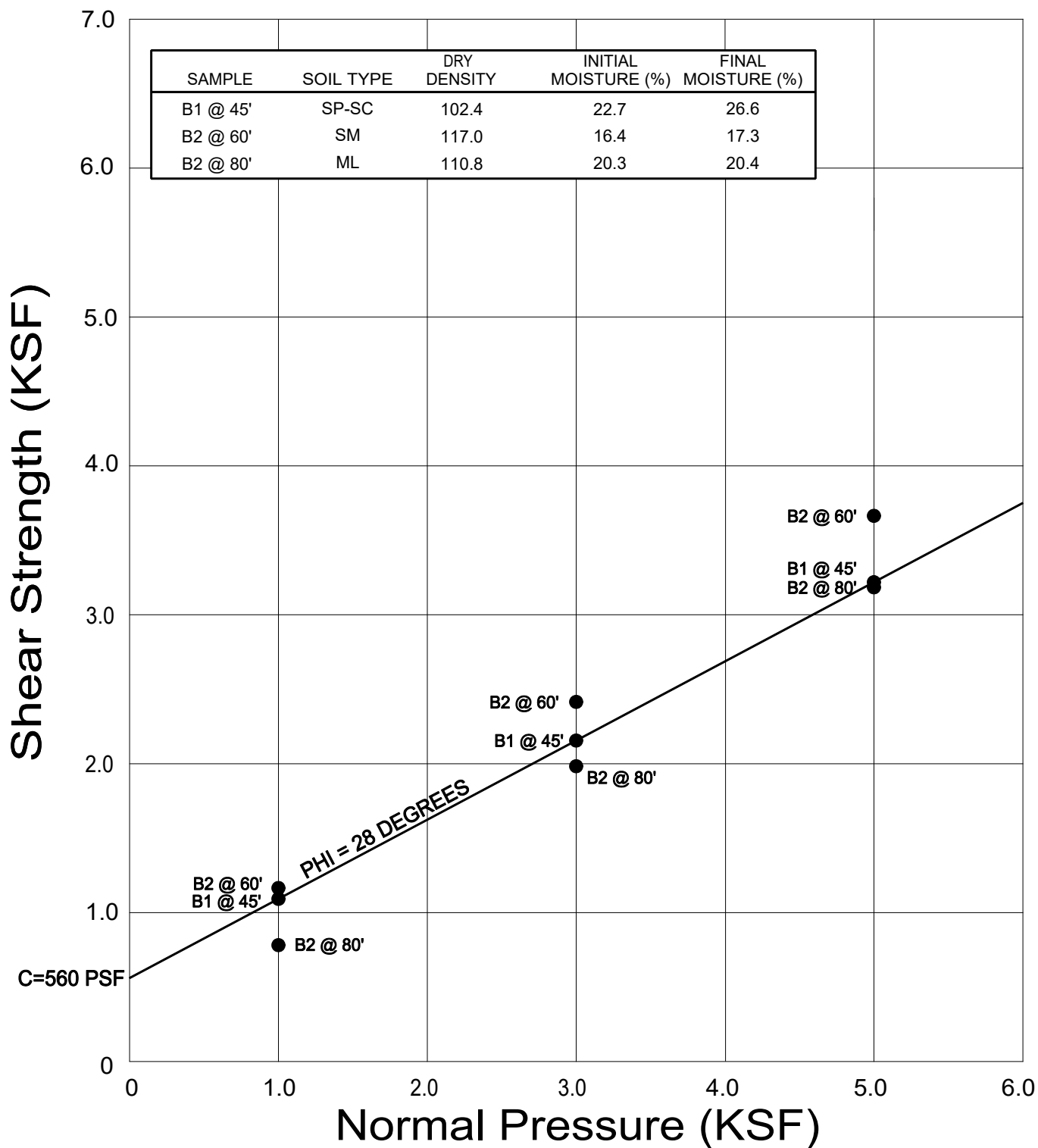
DIRECT SHEAR TEST RESULTS

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

SEPT 2016

PROJECT NO. A9382-06-01

FIG. B1



SAMPLE	SOIL TYPE	DRY DENSITY	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1 @ 45'	SP-SC	102.4	22.7	26.6
B2 @ 60'	SM	117.0	16.4	17.3
B2 @ 80'	ML	110.8	20.3	20.4

● Direct Shear, Saturated

GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DIRECT SHEAR TEST RESULTS

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

Drafted by: JMT

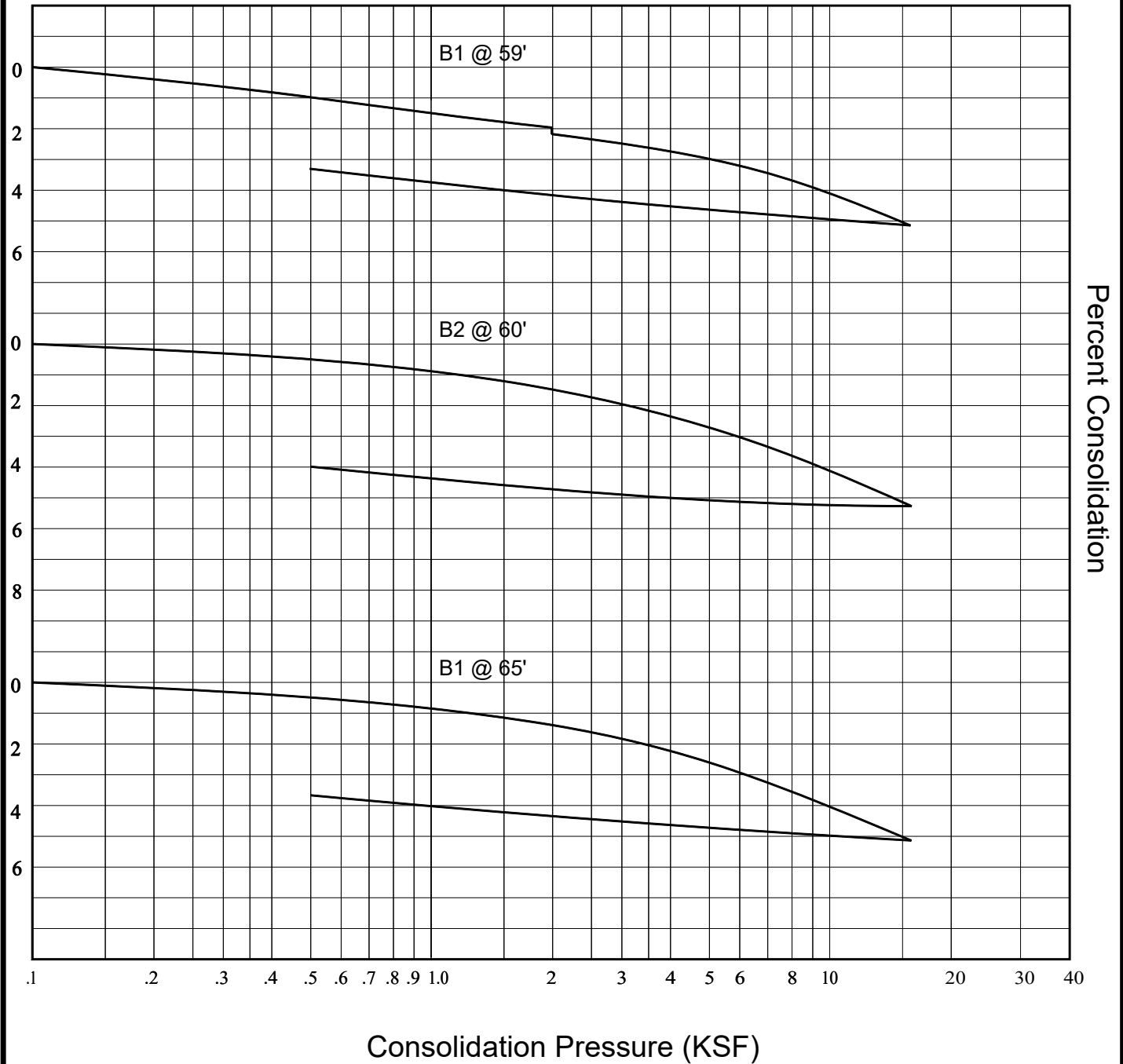
Checked by: NDB

SEPT 2016

PROJECT NO. A9382-06-01

FIG. B2

WATER ADDED AT 2 KSF



GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

CONSOLIDATION TEST RESULTS

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

Drafted By: JMT

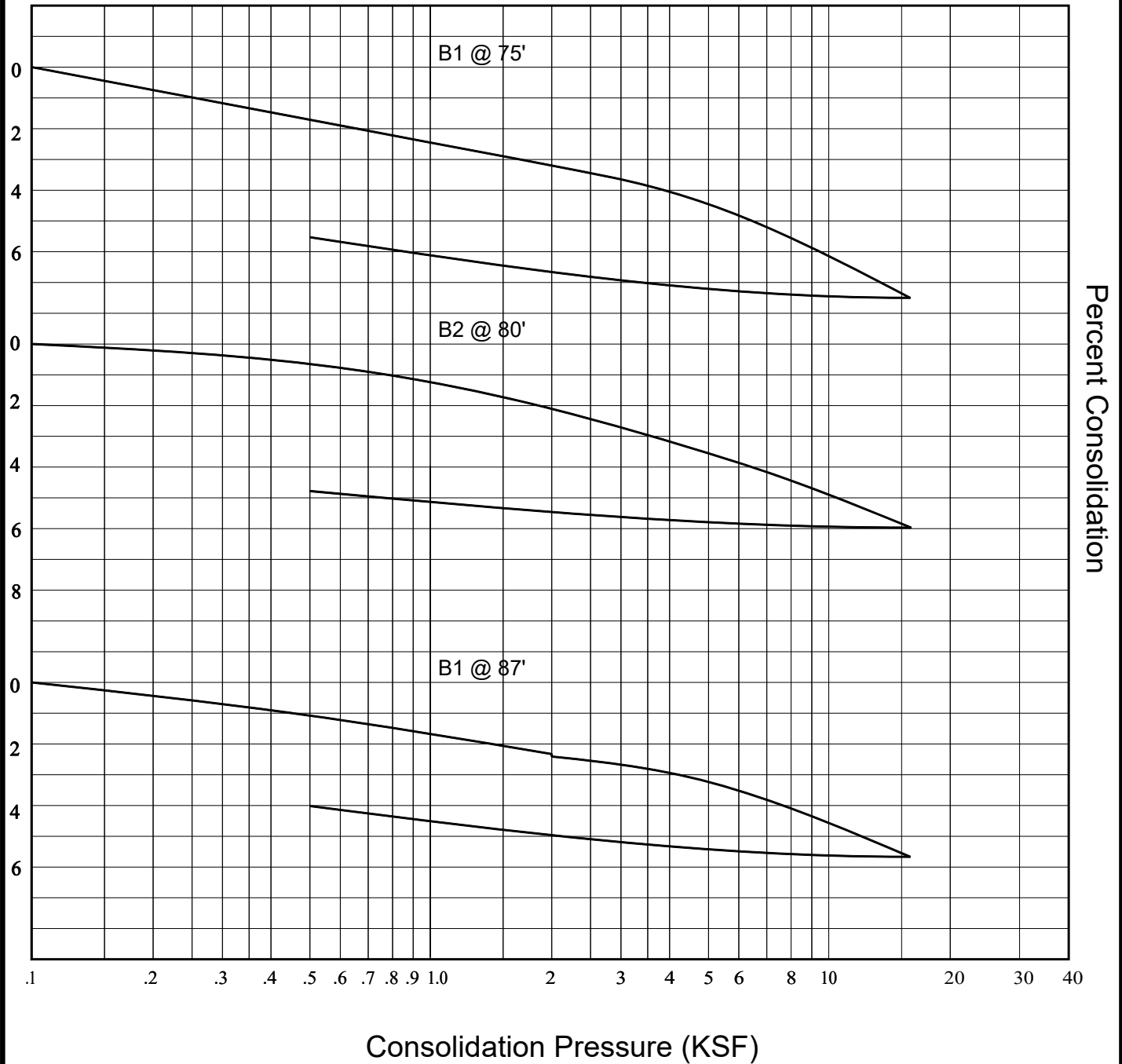
Checked By: NDB

SEPT 2016

PROJECT NO. A9382-06-01

FIG. B3

WATER ADDED AT 2 KSF



GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

CONSOLIDATION TEST RESULTS

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

Drafted By: JMT

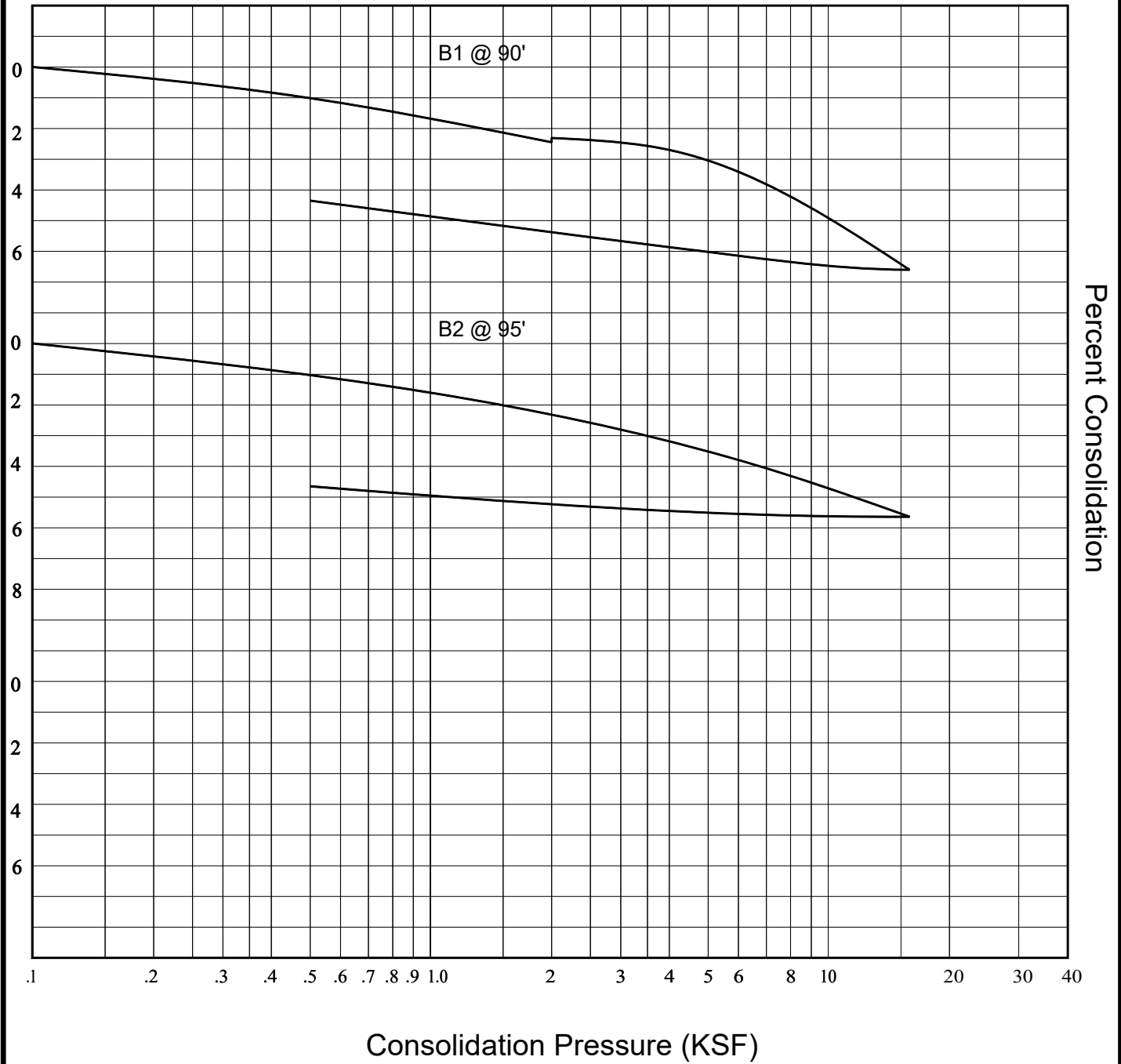
Checked By: NDB

SEPT 2016

PROJECT NO. A9382-06-01

FIG. B4

WATER ADDED AT 2 KSF



GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

CONSOLIDATION TEST RESULTS

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

Drafted By: JMT

Checked By: NDB

SEPT 2016

PROJECT NO. A9382-06-01

FIG. B5

**SUMMARY OF LABORATORY POTENTIAL OF
HYDROGEN (pH) AND RESISTIVITY TEST RESULTS
CALIFORNIA TEST NO. 643**

Sample No.	pH	Resistivity (ohm centimeters)
B1 @ 59'	7.52	1400 (Corrosive)

**SUMMARY OF LABORATORY CHLORIDE CONTENT TEST RESULTS
EPA NO. 325.3**

Sample No.	Chloride Ion Content (%)
B1 @ 59'	0.012

**SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS
CALIFORNIA TEST NO. 417**

Sample No.	Water Soluble Sulfate (% SO ₄)	Sulfate Exposure*
B1 @ 59'	0.009	Negligible

* Reference: 2013 California Building Code, Section 1904.3 and ACI 318-11 Section 4.3.

GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

Drafted by: JMT

Checked by: NDB

CORROSIVITY TEST RESULTS

ONNI CAPITAL, LLC
DE LONGPRE AVENUE & VINE STREET
LOS ANGELES, CALIFORNIA

SEPT 2016

PROJECT NO. A9382-06-01

FIG. B6

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



ERIC GARCETTI
MAYOR

FRANK BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

October 18, 2016

LOG # 95056
SOILS/GEOLOGY FILE - 2

Onni Capital
300-550 Robson Street
Vancouver, Canada

TRACT: 1210
BLOCK: A
LOT(S): 11 / 12 / 13 / 14 / 15 / 16 / 17 / 18 / 19 / 20 / 21 / 22 / 23
LOCATION: 6254, 6254 1/2 / 6256-6258 / 6262, 6264 / 6268 / 6272, 6274 W De Longpre
Ave / 1348-1360 / 1330, 1334 N Vine St / 6265 / 6261 / 6255 / 6249-6253
1/2 / 6245 / 6241 W Afton Pl

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE(S) OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
Soils Report	A9382-06-01	09/21/2016	Geocon West, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed construction of a 20-story multi-family residential development underlain by a 4-level subterranean parking.

The earth materials at the subsurface exploration locations consist of up to 13 feet of uncertified fill underlain by alluvial deposits. The consultants recommend to support the proposed structure on conventional and mat-type foundations bearing on native undisturbed soils.

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 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.

1. Provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property. (7006.6)
2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design

6254, 6254 1/2 / 6256-6258 / 6262, 6264 / 6268 / 6272, 6274 W De Longpre Ave / 1348-1360 / 1330, 1334 N Vine St / 6265 / 6261 / 6255 / 6249-6253 1/2 / 6245 / 6241 W Afton Pl

engineer and that the plans include the recommendations contained in their reports. (7006.1)

3. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
5. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
6. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
7. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)
8. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
9. Controlled Low Strength Material, CLSM (slurry) proposed to be used for backfill shall satisfy the requirements specified in P/BC 2014-121.
10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
12. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
13. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit. (3307.3.2)
14. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the

6254, 6254 1/2 / 6256-6258 / 6262, 6264 / 6268 / 6272, 6274 W De Longpre Ave / 1348-1360 / 1330, 1334 N Vine St / 6265 / 6261 / 6255 / 6249-6253 1/2 / 6245 / 6241 W Afton Pl

actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

15. Unsurcharged temporary excavation may be cut vertical up to 5 feet. Excavations over 5 feet up to a maximum height of 12 feet shall be trimmed back at a uniform gradient not exceeding 1:1 (horizontal to vertical), from top to bottom of excavation, as recommended.
16. Cantilever shoring shall be designed for a minimum EFP of 39 PCF; restrained shoring shall be designed for a trapezoidal distributed lateral earth pressure of 25H PSF; all surcharge loads shall be included into the design, as recommended. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
17. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.
18. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
19. In the event shoring soldier beams/piles are installed using vibrating/driving equipment in the vicinity of existing structures, the following conditions shall be complied with:
 - a. Ground vibrations shall be monitored during shoring installation adjacent to the pile driving operation.
 - b. Peak particle velocities (PPV) for any single axis shall be limited to ½ inch/second.
 - c. Settlement monitoring monuments shall be surveyed: prior to pile driving, daily during the first week of pile driving operations, and weekly thereafter, until completion of pile installation, as recommended.
 - d. In the event any PPV is measured above the specified threshold (½ inch/second) or any settlement is measured/detected, pile driving shall be stopped and corrective actions shall be submitted to the Department for review before resuming pile driving.
20. All foundations shall derive entire support from native undisturbed soils, as recommended and approved by the geologist and soils engineer by inspection.
21. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.
22. The building design shall incorporate provisions for anticipated total and differential settlements of 3 inches and 2 inches, respectively. (1808.2)
23. Special provisions such as flexible or swing joints shall be made for buried utilities and drain lines to allow for differential vertical displacement.
24. Slab on uncertified fill shall be designed as a structural slab. (7011.3)

6254, 6254 1/2 / 6256-6258 / 6262, 6264 / 6268 / 6272, 6274 W De Longpre Ave / 1348-1360 / 1330, 1334 N Vine St / 6265 / 6261 / 6255 / 6249-6253 1/2 / 6245 / 6241 W Afton Pl

25. Slabs placed on approved compacted fill shall be at least 5 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
26. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
27. Seismic design of the proposed building shall be peer-reviewed as required by Section 16.2.5 of the ASCE/SEI 7-10, and the publication “An Alternative Procedure for Seismic Analysis and Design of Tall Buildings Located in the Los Angeles Region”, 2014 Edition. Notes: The peer review panel shall be approved by the LADBS Structural Plan Check Division prior to commencement of the review of time history data. This peer review is conducted in conjunction with the structural peer review of the structural framing system. The review and approval of the time histories is performed by the structural review panel approved by LADBS, and not during soils/geology report review process. For more information regarding the structural peer review and the time histories peer review, please contact Colin Kumabe, Assistant Deputy Superintendent of Building, Bureau of Engineering, (213)-482-0447.
28. This letter approves exclusively the option in which the structure is designed to withstand hydrostatic pressures, as a measure to control groundwater under permanent conditions. In the event a permanent dewatering system is planned to be implemented, a supplemental report prepared by a professional licensed by the State of California to perform groundwater studies, shall be submitted for review and approval containing, but not be limited to, justification that the proposed system is feasible and practical, specifics on the proposed dewatering system, and anticipated flow rates to lower groundwater levels to a depth no less than 6 inches below the lowest floor slab. (1805.1.3)
29. Traffic surcharge loads on the retaining walls and shoring shall be provided in accordance with Information Bulletin P/BC 2014-141.
30. Cantilever retaining walls with a level backfill shall be designed for a minimum EFP of 49 PCF, as specified on page 23 of the report. All other surcharge loads shall be incorporated into the design (P/BC 2014-083, P/BC 2014-141).
31. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions. A triangular pressure distribution with an equivalent fluid pressure of 24 PCF shall be utilized, as specified on page 21 of the report (1803.5.12).
32. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for a triangular pressure distribution with an equivalent fluid pressure of 70 PCF. When the restrained wall is designed for hydrostatic pressure, the EFP of 90 PCF shall be used, as specified on page 23 of the report (1610.1). All other surcharge loads shall be incorporated into the design (P/BC 2014-083, P/BC 2014-141).
33. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
34. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind

6254, 6254 1/2 / 6256-6258 / 6262, 6264 / 6268 / 6272, 6274 W De Longpre Ave / 1348-1360 / 1330, 1334 N Vine St / 6265 / 6261 / 6255 / 6249-6253 1/2 / 6245 / 6241 W Afton Pl

the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)

35. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
36. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
37. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
38. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
39. All roof or pad drainage shall be conducted to the street in an acceptable manner (7013.10)
40. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
41. Prior to issuance of a permit involving de-watering, clearance shall be obtained from the Department of Public Works and from the California Regional Water Quality Control Board.

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045
320 W. 4th Street, Suite 200 (213) 576-6600 (LARWQB)

42. The area shall be de-watered under the direction of the consultants prior to beginning the excavation. Note, that a permit from the State of California Regional Water Quality Control Board and Department of Public Works shall be obtained to discharge the water into a storm drain.

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045
320 W. 4th Street, Suite 200 (213) 576-6600 (LARWQB)

43. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.2, 7008.3)
44. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)
45. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building

6254, 6254 1/2 / 6256-6258 / 6262, 6264 / 6268 / 6272, 6274 W De Longpre Ave / 1348-1360 / 1330, 1334 N Vine St / 6265 / 6261 / 6255 / 6249-6253 1/2 / 6245 / 6241 W Afton Pl

Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

46. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, protection fences and dust and traffic control will be scheduled. (108.9.1)
47. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
48. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whatever is more restrictive. (Research Report #23835)
49. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)
50. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



DAN L. STOICA
Geotechnical Engineer I

DLS/dls
Log No. 95056
213-482-0480

cc: Geocon West, Inc., Project Consultant
LA District Office

Appendix IS-4

Phase I Environmental Site Assessment



PHASE I ENVIRONMENTAL SITE ASSESSMENT

6254-6274 W De Longpre Ave, 1334-1360 N Vine St.,
and 6241-6265 W Afton Pl.
Los Angeles, California

AEC Project No. 16-041SD
April 13, 2016

Prepared for:

Onni Group
Suite 300-550 Robson Street
Vancouver, B.C. Canada V6B 2B7

Prepared by:

Advantage Environmental Consultants, LLC
145 Vallecitos De Oro, Suite 201
San Marcos, California 92069
Phone (760) 744-3363 • FAX (760) 744-3383

April 13, 2016

Mr. Daniel Bell
Onni Group
Suite 300-550 Robson Street
Vancouver, B.C. Canada V6B 2B7

Subject: **Phase I Environmental Site Assessment**
6254-6274 W De Longpre Ave., 1334-1360 N Vine St.,
and 6241-6265 W Afton Pl.
Los Angeles, California

Dear Mr. Bell:

Advantage Environmental Consultants, LLC (AEC) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society for Testing and Materials Practice E 1527-05 and 40 Code of Federal Regulations Part 312, of the property located at 6254-6274 W De Longpre Ave., 1334-1360 N Vine St., and 6241-6265 W Afton Pl. in Los Angeles, California. This ESA included public environmental agency and historical record reviews, interviews, site observations, and report preparation. This report includes AEC's findings, conclusions, recommendations, and supporting documentation.

We appreciate the opportunity to be of service on this project. If you should have any questions regarding this report, or if we can be of further assistance, please contact us at (760) 744-3363.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC



Keith Sy
Environmental Scientist



Daniel Weis, R.E.H.S.
Branch Manager
Western Regional Office

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	PURPOSE.....	1
1.2	DETAILED SCOPE OF SERVICES.....	2
1.3	SIGNIFICANT ASSUMPTIONS.....	2
1.4	LIMITATIONS AND EXCEPTIONS.....	3
1.5	SPECIAL TERMS AND CONDITIONS.....	3
1.6	USER RELIANCE.....	4
2.0	SITE DESCRIPTION.....	5
2.1	LOCATION AND LEGAL DESCRIPTION.....	5
2.2	SITE AND VICINITY GENERAL CHARACTERISTICS.....	5
2.3	CURRENT USE OF THE SITE.....	5
2.4	DESCRIPTION OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE.....	6
2.5	CURRENT USES OF THE ADJOINING PROPERTIES.....	6
3.0	USER PROVIDED INFORMATION.....	7
3.1	TITLE RECORDS.....	7
3.2	ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS.....	7
3.3	SPECIALIZED KNOWLEDGE.....	7
3.4	COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION.....	7
3.5	VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES.....	7
3.6	OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION.....	7
3.7	REASON FOR PERFORMING PHASE I ESA.....	7
3.8	OTHER.....	8
4.0	RECORDS REVIEW.....	10
4.1	STANDARD ENVIRONMENTAL RECORD SOURCES.....	10
4.2	ADDITIONAL ENVIRONMENTAL RECORD SOURCES.....	15
4.3	PHYSICAL SETTING SOURCES.....	15
4.3.1	TOPOGRAPHY AND HYDROLOGY.....	15
4.3.2	GEOLOGY.....	16
4.3.3	HYDROGEOLOGY.....	16
4.3.4	RADON ZONE.....	16
4.4	HISTORICAL USE INFORMATION.....	16
4.4.1	FIRE INSURANCE MAPS.....	16
4.4.2	AERIAL PHOTOGRAPHS.....	17
4.4.3	CITY DIRECTORIES.....	18
4.4.4	STATE OF CALIFORNIA DIVISION OF OIL AND GAS RECORDS.....	20
5.0	SITE RECONNAISSANCE.....	21
5.1	METHODOLOGY AND LIMITING CONDITIONS.....	21
5.2	GENERAL SITE SETTING.....	21
5.3	SITE OBSERVATIONS.....	21
6.0	INTERVIEW INFORMATION.....	23
6.1	INTERVIEW WITH OWNER.....	23
6.2	INTERVIEW WITH SITE MANAGER.....	23
6.3	INTERVIEWS WITH OCCUPANTS.....	23

6.4	INTERVIEW WITH LOCAL GOVERNMENT OFFICIAL	23
6.5	INTERVIEW WITH OTHERS	23
7.0	FINDINGS, OPINIONS, CONCLUSIONS AND RECOMMENDATIONS.....	24
8.0	DEVIATIONS AND DATA GAPS	25
9.0	REFERENCES.....	26
10.0	SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	27
11.0	APPENDICES	
11.1	VICINITY MAP	
11.2	SITE PLAN	
11.3	SITE PHOTOGRAPHS	
11.4	REGULATORY DATABASE REPORT	
11.5	SANBORN FIRE INSURANCE MAPS	
11.6	CITY DIRECTORIES	
11.7	ENVIRONMENTAL QUESTIONAIRRE	
11.8	QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONALS	

1.0 Introduction

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) prepared by Advantage Environmental Consultants, LLC (AEC) is to provide a professional opinion on the presence of recognized environmental conditions and other suspect environmental conditions in connection with the Site, as they existed on the date of the site inspection, and to recommend whether further investigation is required. American Society for Testing and Materials (ASTM) Standard Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, defines good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants pertinent to the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as well as petroleum products. As such, this ESA is intended to satisfy one of the threshold criteria for satisfying the landowner liability protections to CERCLA liability assuming compliance with other elements of the defense. In other words, this ESA represents one of the practices that constitute "all appropriate inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined in 42 USC Section 9601(35)(B) and 40 CFR Part 312.

The goal of the process is to identify RECs, which are defined by the Practice as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The term recognized environmental condition includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The term "environment" is defined in CERCLA 42 USC 9601(8) as "(A) the navigable waters, the water of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery conservation and Management Act, and (B) any other surface water, ground water, drinking water supply, land surface or subsurface strata, or ambient air within the United States or under the jurisdiction of the United States.

The term "release" means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant), but excludes (A) any release which results in exposure to persons solely within a workplace, with respect to a claim which such persons may assert against the employer of such persons, (B) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel, or pipeline pumping station engine, (C) release of source, byproduct, or special nuclear material from a nuclear incident, as those terms are defined in the Atomic Energy Act of 1954 [42 U.S.C. 2011 et seq.], if such release is subject to requirements with respect to financial protection established by the Nuclear Regulatory Commission under section 170 of such Act [42 U.S.C. 2210], or, for the purposes of 42 USC 9604 or any other response action, any release of source byproduct, or special nuclear material from any processing

site designated under section 7912(a)(1) or 7942(a) of this title, and (D) the normal application of fertilizer.

1.2 Detailed Scope of Services

The Phase I ESA was conducted in accordance with generally accepted Phase I industry standards using ASTM Standard Practice E 1527-13, 40 Code of Federal Regulations (CFR) Part 312, and the Scope of Work proposed by AEC (Proposal Number P16-015SD) dated January 13, 2016. The following services were provided for this assessment:

- A review of title information pertaining to the Site.
- Review and summary of prior environmental documents pertaining to the Site.
- An evaluation of standard environmental record sources contained within Federal, State and local environmental databases within specific search distances.
- An evaluation of additional environmental record sources obtained from local regulatory departments/agencies.
- A qualitative evaluation of the physical characteristics of the Site through a review of published topographic, geologic, and hydrogeologic maps; published groundwater data; and area observations to characterize surface water flow in the Site area.
- An evaluation of past Site and adjacent/nearby property uses through a review of historical resources.
- A physical inspection of the Site (interior and exterior) conducted to search for conditions indicative of potential environmental concerns including underground storage tanks (USTs), aboveground storage tanks (ASTs), associated tank piping; stained soil or pavement; equipment that may contain or have historically contained polychlorinated biphenyls (PCBs); and other potential environmental concerns as defined in the ASTM E 1527-13 standard.
- A physical assessment of indications of past uses and visual observations of adjacent and surrounding properties (from curbside or public spaces) to assess potential impacts to the Site.
- Interviews completed with the client, a representative of the Site owner and a local regulatory official.
- The preparation of this Phase I ESA report, which includes the findings of the study and our opinion regarding their level of significance. Conclusions have been drawn based on the significance levels of the findings with subsequent recommendations provided.

1.3 Significant Assumptions

This Phase I ESA was conducted in accordance with ASTM guidelines, CFR Part 312, and the Scope of Work proposed by AEC (Proposal Number P16-015SD) dated January 13, 2016 for the performance of such assessment. No other warranties either express or implied, are made by

AEC. AEC's evaluations, analyses, and opinions should not be taken as representations regarding subsurface conditions or the actual value of the Site. Subsurface conditions may differ from the conditions implied by the surficial observations, and can only be reliably evaluated through intrusive techniques.

Documentation and data provided by the client, designated representatives, other interested third parties, or from the public domain, and referred to in the preparation of this assessment, are assumed to be complete and correct and have been used and referenced with the understanding that AEC assumes no responsibility or liability for their accuracy. AEC's conclusions are based upon such information and documentation and on our observations of Site conditions, as they existed on the date of the site inspection. Because Site conditions may change significantly over a short period of time and additional data may become available, data reported and conclusions drawn in this report are limited to current conditions and may not be relied upon on a significantly later date.

1.4 Limitations and Exceptions

Reasonable efforts have been made during this assessment to uncover evidence of USTs, ASTs and ancillary equipment associated with such features. "Reasonable efforts" are limited to information gained from visual observation of unobstructed areas, recorded database information held in public record, and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to paving, construction or debris pile storage, or incorrect information from sources.

This investigation was not an environmental compliance audit. While some observations and discussion in this report may address conditions and/or operations that may be regulated, the regulatory compliance of those conditions and/or operations is outside the scope of this investigation. Nothing in this report constitutes a legal opinion or legal advice. For information regarding specific individual or organizational liability, AEC recommends consultation with independent legal counsel.

According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property. This report meets the requirements set forth in 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule. However, in order to qualify for certain landowner liability protections under CERCLA. Bona Fide Prospective Purchasers, Contiguous Property Owners, and/or Innocent Landowners must meet additional requirements of CERCLA (42 U.S.C. 9601 (35)(B)).

This ESA does not address non-scope ASTM considerations including asbestos, lead-based paint, radon gas, mold, lead in drinking water, wetlands, protected environments and habitat, industrial hygiene concerns, indoor air quality (unrelated to releases of hazardous substances and petroleum products) and high voltage power lines.

1.5 Special Terms and Conditions

No special terms and conditions between AEC and the client pertinent to the findings of this ESA or methodology used to complete this assessment are noted. In addition, AEC does not have a financial interest in the Site.

1.6 User Reliance

This report was prepared for use solely and exclusively by the client and is not for the use or benefit of, nor may it be relied upon by, any other person or entity for any purpose without the advance written consent of AEC. AEC makes no representation to any third party except that it has used the degree of care and skill ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other use or disclosure is intended or authorized by AEC. In the preparation of this ESA, AEC has used the degree of care and skill ordinarily exercised by a reasonably prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other warranties are made to any third party, either express or implied.

2.0 Site Description

2.1 Location and Legal Description

The Site consists of multiple legal parcels located at 6254-6274 W De Longpre Ave., 1334-1360 N Vine St., and 6241-6265 W Afton Pl., Los Angeles, California (“Site”). The Site is situated south of De Longpre Ave., east of Vine St., and north of Afton Pl. The Site consists of ten rectangular-shaped parcels currently developed for commercial and residential purposes that total a reported 2.05 acres (89,469.90 square feet) in size. The Site includes the following legal parcels:

Address	Los Angeles AINs	Area (Square Feet)
6254 W De Longpre Ave.	5546-022-011	6,758.50
6256 W De Longpre Ave.	5546-022-012	6,758.50
6262 W De Longpre Ave.	5546-022-013	6,758.50
6268 W De Longpre Ave.	5546-022-030	6,758.50
6274 W De Longpre Ave.	5546-022-015	6,758.50
1348-1360 N Vine St.	5546-022-016	6,758.50
1334 N Vine St.	5546-022-030	6,996.50
6265 W Afton Pl.	5546-022-030	6,996.50
6261 W Afton Pl.	5546-022-030	6,996.50
6255 W Afton Pl.	5546-022-019	6,996.50
6251 W Afton Pl.	5546-022-020	6,996.50
6245 W Afton Pl.	5546-022-021	6,996.50
6241 W Afton Pl.	5546-022-022	6,996.50
Total		89,469.90 SF

A Vicinity Map depicting the general location of the Site is included in Section 11.1.

2.2 Site and Vicinity General Characteristics

The Site and its adjacent/nearby properties are situated in a densely developed area of the Hollywood area in the City of Los Angeles, which is comprised of residential properties as well as commercial businesses.

2.3 Current Use of the Site

The Site is currently developed for commercial use (production studios, restaurants, and pawn shop), residential apartments, and vacant bungalows. Current Site uses by are described in the following table:

Address	Use/Tenant
1330 N Vine St.	Film/TV Production Studios
1346 N Vine St.	Vacant (former insurance office)
1354 N Vine St.	Pawn Shop
1356 N Vine St.	Vacant (former market)
1358 N Vine St.	Chavela Restaurant

1360 N Vine St.	Los Balcones Restaurant
6255-6245 W Afton Pl.	Film/TV Production Studios
6241 W Afton Pl.	8-unit apartment building
6272 De Longpre Ave.	Film/TV Production Studios
6264-6254 De Longpre Ave.	Vacant bungalows

2.4 Description of Structures, Roads, Other Improvements on the Site

As stated previously, the Site is currently developed for commercial and residential uses. 1330 N Vine St. consists of a two story slab-on-grade building with an adjoining addition at the rear of the building and asphalt paved parking areas at the rear of the building. 1346-1354 N Vine St. adjoins 1330 N Vine St. to the north. 1356-1360 N Vine St. adjoins to the north. 6272 De Longpre Ave. adjoins the 1356-1360 N Vine St. building to the east and is also single story. The adjoining buildings are all slab-on-grade construction. An iron gate provides access to an asphalt paved parking area behind 6272 De Longpre Ave. which also serves 1330 N Vine St. The vacant bungalows at 6264-6254 De Longpre Ave. are surrounded with chain-link fencing and consist of three bungalows in front along De Longpre Ave., with two two-story bungalows and sheds in the rear of the property along with asphalt pavement and overgrown vegetation. Such structures are of are of wood construction. The bungalows at 6255-6245 Afton Pl. consist of three structures along Afton Pl. with a two story bungalow in the rear and asphalt paved parking. 6241 Afton Pl. consists of a two-story, 8-unit apartment building with slab-on-grade wood frame construction, a paved driveway along the east side of the building, and overhang parking at the rear of the building. Access to the Site is provided along N Vine St., W Afton Pl., and De Longpre Ave. Potable water and sanitary sewer service is provided to the area by the City of Los Angeles. Electricity and natural gas are supplied to the area by the Southern California Gas Company. A Site Plan is included in Section 11.2. Photographs taken of the Site are included in Section 11.3.

2.5 Current Uses of the Adjoining Properties

The area surrounding the Site consists generally of commercial businesses and residential properties. AEC performed a visual inspection of adjoining properties from adjacent sidewalks and other access points. The following table identifies the adjacent property uses:

Direction	Adjoining Property Use
North	Commercial business and residences
South	Residences and restaurant
East	Residences
West	N Vine St. then commercial (studios)

No environmental concerns to the Site relative to the adjacent properties were noted.

3.0 User Provided Information

3.1 Title Records

AEC was provided with a preliminary title report for the Site prepared by First American Title Company and dated February 5, 2016. The Site is currently vested in The Post Group, Inc., a California Corporation, as to Parcels One, Four and Five, and the New Post Group, LLC, a California Limited Liability Company, as to Parcels Two and Three. No environmentally related liens, deed restrictions or activity and use limitations pertaining to the Site were noted in the title report or during research completed with the County of Los Angeles Tax Assessor. In addition, the client is unaware of such encumbrances recorded against the Site.

3.2 Environmental Liens or Activity and Use Limitations

The client is unaware of environmental related liens or activity use limitations (i.e. engineering or institutional controls) that are related to potential environmental issues at the Site.

3.3 Specialized Knowledge

The client is unaware of specialized knowledge pertinent to potential recognized environmental conditions at the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

The client is unaware of commonly known or reasonably ascertainable information pertinent to potential recognized environmental conditions at the Site.

3.5 Valuation Reduction for Environmental Issues

The client is unaware of information pertaining to the relationship of the purchase price to the estimated fair market value of the Site that might indicate that significant contamination exists.

3.6 Owner, Property Manager, and Occupant Information

The Site is currently vested in The Post Group, Inc., a California Corporation, as to Parcels One, Four and Five, and the New Post Group, LLC, a California Limited Liability Company, as to Parcels Two and Three. The Site owners are considered to be the property manager. Site occupants are referenced in section 2.3.

3.7 Reason for Performing Phase I ESA

AEC has been retained to conduct this Phase I ESA to identify environmental issues which may be present at the Site and in connection with the planned purchase of the Site.

3.8 Other

Multiple prior environmental reports were reviewed by AEC in preparation of this Phase I ESA. A summary of such reports follows:

Phase I Environmental Site Assessment Report, 1330 Vine St; 6272 De Longpre Ave.; 6245-6255 Afton Pl., Los Angeles, CA 90028, prepared by AEI Consultants, dated July 21, 2009.

The report assessed the building at the southwest corner of the Site on Vine St., the property at the northwest area of the Site on De Longpre Ave., and the bungalows along the southern side of the Site on Afton Pl. No recognized environmental conditions in connection with the Site were identified during the completion of the prior Phase I ESA. The assessment report did note the potential that asbestos containing materials (ACMs) and lead based paint (LBP) may be present due to the age of the buildings. The report recommended proper sampling protocols for ACMs and LBP prior to demolition or renovation activities that may disturb ACMs or LBP.

Phase I Environmental Site Assessment of the Residential Properties Located at 6254 to 6264 De Longpre Ave., Los Angeles, California, prepared by ENSR Corporation, dated October 2007

The report assessed the residential/bungalow properties at the north side of the Site along De Longpre Ave. The report notes the potential presence of ACMs and LBP due to the age of the structures and recommends an asbestos survey prior to site redevelopment. The report also identified a dry cleaner facility located approximately 320 feet south-southwest of the property which was currently listed on the SLIC database of the Los Angeles Regional Water Quality Control Board (RWQCB). The dry cleaner facility was currently under review at the time of the report and the extent of the release had not yet been delineated. Due to the proximity of the dry cleaner facility to the Site, the dry cleaner facility was identified as a recognized environmental condition (REC). It was recommended in the report that RWQCB files be periodically monitored for the off-Site SLIC case to evaluate if the Site had been impacted by the off-Site source of concern. No other RECs were noted in the report.

Phase I Environmental Site Assessment Report, 1348-1360 North Vine St, Los Angeles, CA 90028, prepared by Andersen Environmental, dated July 25, 2014.

The report assessed the properties along the west side of the site along northern portion of Vine St. The report identified a former gasoline service station on the Site as S.R. Gordon (1356 Vine) and J.T. Chapman (1358 Vine) from 1926 through at least 1937. The gasoline station was noted in a review of the EDR Historical US Auto station database and City of Los Angeles building permits. With no information indicating whether USTs were removed and no documentation of soil sampling and analysis in the area of the historical gasoline station, the consultant considered the former gasoline station to be a REC for the Site.

The report also identified a former cleaners on-Site listed on the EDR Historical US Cleaners Database in 1933 and 1937. A review of building permits for 1350 Vine St. identified North Vine Famous Cleaners of Hollywood in 1951. With the potential of subsurface soils to be affected by a release of tetrachloroethylene (PCE), the consultant considered the former dry cleaners to be a REC for the Site. Completion of a Phase II Environmental Site Assessment was recommended by the consultant.

Phase II Environmental Site Assessment Report, 1348-1360 Vine St., Los Angeles, California, 90028, prepared by Andersen Environmental, dated August 12, 2014

A total of five soil vapor samples (SV-1 through SV-5) were collected at depths of 5 feet below ground surface from the interior portions of the northwest side of the Site along Vine St. in an attempt to evaluate for the presence of volatile organic compounds (VOCs) in the subsurface. Soil vapor samples SV-1 and SV-2 were collected from the interior of 1356 Vine St. where a gasoline station reportedly formerly operated from approximately 1926 through 1937. Soil vapor sample SV-3 was collected from the interior of 1354 Vine St. where a cleaners facility reportedly formerly operated. Soil vapor samples SV-4 and SV-5 were collected from the interior of 1348 Vine St., also where a cleaners reportedly formerly operated. Detectable concentrations of VOCs in soil vapor were not present in any of the five soil vapor samples collected at the Site. The assessment did not identify evidence of a release of VOCs which are commonly associated with dry cleaning and gasoline station operations. As such, the assessment did not identify a significant risk to human health or the environment as a result of the previous operations. As such, the consultant recommended no further assessment.

Phase I Environmental Site Assessment Report, 6241 Afton Pl., Los Angeles, CA 90028, prepared by Andersen Environmental, dated September 19, 2014.

The report found no historic, controlled or recognized environmental conditions in connection with the apartment building located at the southeast corner of the Site.

4.0 Records Review

4.1 Standard Environmental Record Sources

AEC reviewed Federal and State environmental databases provided by EDR of Shelton, Connecticut for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search distances. A copy of the EDR report is included in Section 11.4.

AEC also reviewed unmappable sites listed in the environmental database report by cross-referencing addresses and site names. Unmappable sites are sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be mapped because of inaccurate or missing location information in the record provided by the regulatory agency. Any unmappable sites that AEC identifies within the specified search radii were evaluated as part of the preparation of this report.

The following Federal databases related to potential on-site and off-site sources of contamination were reviewed and interpreted by AEC:

Federal Databases	Search Distance From Site
National Priorities List (NPL)	One mile
Delisted NPL	One mile
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	One-half mile
CERCLIS No Further Remedial Action Planned (NFRAP)	One-half mile
Resource Conservation and Recovery Act (RCRA) CORRACTS Hazardous Waste Treatment, Storage and Disposal (TSD) Facilities	One mile
RCRA non-CORRACTS Hazardous Waste TSD Facilities	One-half mile
RCRA Hazardous Waste Generators (RCRA GEN)	One-eighth mile
Emergency Response Notification System (ERNS)	One-eighth mile
Federal Institutional/Engineering Control Registries (IC/EC)	One-half mile

The following State/local databases related to potential on-site and off-site sources of contamination were also searched and reviewed:

State/Local Databases	Search Distance From Site
State-equivalent NPL and CERCLIS (RESPONSE and ENVIROSTOR)	One mile
State Voluntary Cleanup Sites (VCP)	One-half mile
State Landfill and/or Solid Waste Disposal Sites (SWF/LF)	One-half mile
State Leaking Storage Tank (LUST, SLIC, SAM)	One-half mile
State Registered Storage Tank (UST, AST)	One-eighth mile

Descriptions/sources of each of the above referenced regulatory databases and the dates these databases were last updated by the applicable regulatory agencies are included in the EDR report.

Subject Site

The Site was not listed on any of the standard regulatory databases searched by EDR.

Adjoining and Nearby Properties

Several listings were mapped in the standard regulatory databases within one-quarter mile of the Site. The table below presents a summary of the listed facility and an opinion regarding the potential impact to the Site.

Listed Property and Address	Database(s)	Mapped Distance and Direction From Site	Details	Likely Concern To Site?
Fromex One Hr Photo Hollywood 1412 Vine St.	RCRA GEN	0.003-mile NW	Referenced on the RCRA-SQG database as a small quantity generator of hazardous waste with no reported violations.	No
Hollywood Community Medical Ct 6245 De Longpre Ave.	UST	0.010-mile NE	Referenced on the UST database with no details provided.	No
American Broadcasting Co 1313 N Vine St.	UST	0.027-mile SW	Referenced on the UST database with no details provided.	No
Paragon Cleaners 1310 N Vine St.	RCRA GEN SLIC	0.029-mile SSW	Property is a dry cleaner facility. Referenced on the RCRA-SQG database as a small quantity generator of hazardous waste with no violations found. Referenced with an "Open-Site Assessment" case in the SLIC database for groundwater impacts with PCE. Refer to Section 4.2 for additional information.	No
Post Group 6335 Homewood Ave.	RCRA GEN	0.047-mile WSW	Referenced on the RCRA-SQG database as a small quantity generator of hazardous waste with no reported violations.	No
Liro! Corp 6350 De Longpre Ave.	UST	0.085-mile WNW	Referenced on the UST database with no details provided.	No
Fountain-Vine Plaza 1253 N Vine St.	SLIC	0.092-mile SSW	Property is the location of a former dry cleaning facility and gasoline station with gasoline, PCE and TCE as reported potential contaminants of concern. It is noted that the responsible party has not yet complied with Regional Board requirements to conduct additional soil and groundwater investigations.	No

Listed Property and Address	Database(s)	Mapped Distance and Direction From Site	Details	Likely Concern To Site?
Marquis Cleaners, Snow White Cleaners 1246 N Vine St.	RCRA GEN Envirostor VCP	0.097-mile S	Referenced on the RCRA-SQG database as a small quantity generator of hazardous waste with no reported violations. Referenced on the Envirostor and VCP databases as a voluntary cleanup site with "Certified O&M – Land Use Restrictions Only".	No
Encore Video 6344 Fountain Ave.	RCRA GEN	0.100-mile SW	Referenced on the RCRA-SQG database as a small quantity generator of hazardous waste with no reported violations.	No
Sunset and Vine Tower 1480 Vine St.	RCRA GEN	0.107-mile NNW	Referenced on the RCRA-LQG database as a large quantity generator of hazardous waste with no reported violations.	No
Santa Monica/Vine Primary Site No. 9 Fountain Ave./La Mirada Ave.	Envirostor	0.129-mile SSE	School investigation with an "Inactive-withdrawn" case status.	No
Fire Station #27 1355 N Cahuenga Blvd.	LUST	0.159-mile W	"Completed-Case Closed" case status as of 6/1997.	No
Texaco #0374 (Former) 6409 Sunset Blvd.	LUST	0.211-mile NW	"Completed-Case Closed" case status as of 10/1996.	No

The properties listed in the table above are not considered to be environmental concerns to the Site. In addition, several properties mapped between one-quarter to one-mile from the Site also appear on various regulatory databases (15 ENVIROSTOR, 11 LUST, and three SLIC). These properties are also not expected to have adversely impacted the Site. These opinions are based on several factors including the nature of the regulatory database listings, distance of the off-Site listed properties from the Site, orientation of the listed properties relative to the Site, interpreted direction of groundwater flow, and/or regulatory case status information for the various properties as described in the database.

Non-ASTM Database Reviews

Below is a list of non-ASTM databases searched by EDR and reviewed by AEC during the preparation of this assessment. The descriptions of each database and their data release frequency are included in the EDR report, included in Section 11.4.

Local Brownfield Lists

US BROWNFIELDS - A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 - Torres Martinez Reservation Illegal Dump Site Locations

ODI - Open Dump Inventory
WMUDS/SWAT - Waste Management Unit Database
SWRCY - Recycler Database
HAULERS - Registered Waste Tire Haulers Listing

Local Lists of Hazardous Waste / Contaminated Sites

US CDL - Clandestine Drug Labs
HIST Cal-Sites - Historical Calsites Database
SCH - School Property Evaluation Program
Toxic Pits - Toxic Cleanup Act Sites
CDL - Clandestine Drug Labs
US HIST CDL - National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST – SWEEPS UST Listing
HIST UST – Hazardous Substance Storage Container Database
CA FID UST – Facility Inventory Database

Local Land Records

LIENS 2 - CERCLA Lien Information
LIENS - Environmental Liens Listing
DEED - Deed Restriction Listing

Records of Emergency Release Reports

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

Other Ascertainable Records

RCRA-NonGen - RCRA - Non Generators
DOT OPS - Incident and Accident Data
DOD - Department of Defense Sites
FUDS - Formerly Used Defense Sites
CONSENT - Superfund (CERCLA) Consent Decrees
ROD - Records Of Decision
UMTRA - Uranium Mill Tailings Sites
MINES - Mines Master Index File
TRIS - Toxic Chemical Release Inventory System
TSCA - Toxic Substances Control Act
FTTS – FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS - FIFRA/TSCA Tracking System Administrative Case Listing
SSTS - Section 7 Tracking Systems
ICIS - Integrated Compliance Information System
PADS - PCB Activity Database System
MLTS - Material Licensing Tracking System
RADINFO - Radiation Information Database
FINDS - Facility Index System/Facility Registry System

RAATS - RCRA Administrative Action Tracking System
RMP - Risk Management Plans
CA BOND EXP. PLAN - Bond Expenditure Plan
UIC - UIC Listing
NPDES - NPDES Permits Listing
Cortese - "Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE - Hazardous Waste & Substance Site List
CUPA Listings - CUPA Resources List
Notify 65 - Proposition 65 Records
DRYCLEANERS - Cleaner Facilities
WIP - Well Investigation Program Case List
ENF - Enforcement Action List
HAZNET - Facility and Manifest Data
EMI - Emissions Inventory Data
INDIAN RESERV - Indian Reservations
SCRD DRYCLEANERS - State Coalition for Remediation of Drycleaners Listing
MWMP - Medical Waste Management Program Listing
COAL ASDH DOE – Sleam Electric Plan Operation Data Listing
COAL ASH EPA – Coal Combustion Residues Surface Impoundments List
HWT - Registered Hazardous Waste Transporter Database
HWP - Envirostor Permitted Facilities List
FINANCIAL ASSURANCE - Financial Assurance Information Listing
LEAD SMELTERS - Lead Smelter Sites
2020 COR ACTION - 2020 Corrective Action Program List
US AIRS - Aerometric Information Retrieval System Facility Subsystem
PRP - Potentially Responsible Parties
WDS - Waste Discharge System
EPA WATCH LIST - EPA WATCH LIST
US FIN ASSUR - Financial Assurance Information
PCB TRANSFORMER - PCB Transformer Registration Database
PROC - Certified Processors Database
FUSRAP - Formerly Utilized Sites Remedial Action Program
US MINES – Mines Master Index File
PEST LIC – Pesticide Regulation Licenses Listing
WASTEWATER PITS – Oil Wastewater Pits Listing
ECHO – Enforcement and Compliance History Information
FUELS PROGRAM – EPA Fuels Program Registered Listing
Los Angeles Co. HMS
LA Co. Site Mitigation

Non-ASTM Database Listings

There are two non-ASTM database listings mapped (one HAZNET and one EMI) on the Site with no violations or releases reported. Multiple off-Site properties (two SWEEPS UST, two CA FID UST, and one CHMIRS) are listed on the non-ASTM databases. Such properties are not expected to have adversely impacted the Site. This opinion is based on several factors including distance of the off-Site listed properties from the Site, orientation of the listed properties relative to the Site, interpreted direction of groundwater flow, and/or regulatory case status information for the various properties as described in the database report.

4.2 Additional Environmental Record Sources

Los Angeles Fire Department (LAFD) – UST Request

AEC requested regulatory records for the Site from the City of Los Angeles Fire Department (LAFD). The LAFD responded that no files are available for the Site.

California State Water Resources Control Board (Geotracker)

AEC searched for information regarding a possible release at the Site on the Geotracker database maintained by the California Water Resources Control Board. No release cases were identified during the Geotracker search of the Site.

A monitoring well identified as “W-6” was noted during the Site reconnaissance adjacent to the south of the Site (1330 Vine St.) on Afton Pl. A review of the Geotracker database shows that the well is associated with Paragon Cleaners (1310 Vine St.) located 0.29-mile south-southwest of the Site. Groundwater has been impacted by PCE due to dry cleaner operations at this property. The property owner has been issued a Cleanup and Abatement Order from the RWQCB for assessment and cleanup of the release. Soil vapor extraction (SVE)/Air sparging pilot tests have been conducted at the property to evaluate the efficiency of SVE in removing VOC mass and to develop baseline criteria for the design of a full-scale SVE system should SVE be selected for practical remediation. PCE was detected in monitoring well W-6 at a concentration of 2.2-micrograms per liter ($\mu\text{g/L}$) which is below the California Department of Public Health Maximum Contaminant Level (MCL) of 5 $\mu\text{g/L}$. As such, the Paragon Cleaners facility is not considered to be a significant concern to the Site.

4.3 Physical Setting Sources

The following physical setting sources were reviewed to provide information about the topographic, hydrologic, geologic and/or hydrogeologic characteristics of the Site.

4.3.1 Topography and Hydrology

USGS Topographic Quadrangle

The Site is depicted on the USGS topographic map for the Hollywood, California 7.5 minute quadrangle (2015). The Site is shown on the map as being relatively level and located at an elevation of approximately 330 feet above mean sea level. Regional topography is shown as sloping to the south. Structures are not depicted on-Site on the map. However, the Site is situated in an area of dense development. Streets/roadways bordering the Site are shown in their current configuration.

Hydrology/Storm Water Management

Surface drainage at the Site is facilitated by nearby municipal storm drains along public roadways and maintained by the City of Los Angeles. The Site does not appear to receive significant drainage from off-Site properties.

4.3.2 Geology

The Site lies within the Peninsular Ranges Geologic Province of California. This geomorphic province is traversed by a group of northwest trending sub-parallel fault zones and encompasses an area that extends 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican Border and beyond another 775 miles to the tip of Baja California. Rocks within the Peninsular Range Province were emplaced during Cretaceous age orogenic events and uplifted into the present mountain ranges during the late Tertiary and Quaternary. Igneous, metamorphic and sedimentary rocks are all found within the Peninsular Ranges. The area is seismically active, with several known active faults crossing the Province. The Site is located in the western coastal plain section of the Peninsular Ranges.

According to geologic map sources, the Site is underlain by alluvium, lake, playa, and terrace deposits (unconsolidated and semi-consolidated) from the mid Pleistocene – Holocene period. More specifically, the Site is also underlain by “younger” alluvium consisting of recent clay, silt, and gravel, unconsolidated, poorly stratified to well stratified, includes alluvial fan, flood-plain, and streambed deposits.

4.3.3 Hydrogeology

According to the Water Quality Control Plan for the Los Angeles Basin, the Site is located within the Coastal Plain of Los Angeles-Central Hydrologic Sub-Area of the Los Angeles Hydrologic Area of the Los Angeles River Hydrologic Unit (RWQCB, 1994). Groundwater in the Coastal Plain of Los Angeles-Central Hydrologic Sub-Area has existing beneficial uses for municipal, industrial, process supply and agriculture purposes. Groundwater beneath the Site is expected to be present at a depth greater than 25 feet below the ground surface with an anticipated flow direction to the southwest.

4.3.4 Radon Zone

The Site is located within US EPA Radon Zone 2 which has a moderate potential for radon accumulation with an indoor average level between 2 and 4 picoCuries per liter (pCi/L). Therefore, radon is not considered to be a significant concern at the Site.

4.4 Historical Use Information

Historical sources (as described in the following sections) were reviewed to develop a history of the previous uses of the Site and adjacent/nearby properties to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Site.

4.4.1 Fire Insurance Maps

Sanborn fire insurance maps were reviewed for the years of 1919, 1950, 1955, 1957, 1960, 1961, 1962, 1966, 1968, 1969, and 1970. The results of the map review are summarized in the following table and the Sanborn maps are included in Section 11.5.

Sanborn Review	
Year	Observations
1919	<p>SITE: The Site is depicted as vacant and undeveloped.</p> <p>SURROUNDING AREA: Several residential dwellings are depicted to the north beyond De Longpre Ave., and to west of the Site beyond Vine St. Southern adjacent properties are depicted as vacant beyond Afton Pl. Surrounding roads are depicted similar to their current configurations</p>
1950	<p>SITE: 6254, 6258, and 6264 De Longpre are each depicted with dwellings and garages similar to their current configurations. 6264 is depicted with a second dwelling at the south end of the parcel similar to its current configuration. A parking lot is depicted at 6270 De Longpre and extends from De Longpre Ave. to Afton Pl. Stores and restaurants are depicted at 1358-1346 Vine St. similar to its current configuration. A single dwelling and garages are depicted at 6274 De Longpre Ave. A large structure is depicted as "Market and Rest.", at 1340 Vine St. similar to its current configuration. Individual dwellings and garages are depicted at 6255, 6251 and 6245 Afton Pl. similar to their current configurations. A 2-story dwelling is depicted at the rear of the parcel at 6251 Afton Pl. similar to its current configuration. 6241 Afton Pl. is depicted with a single dwelling and garage.</p> <p>SURROUNDING AREA: Residential dwellings are depicted to the south along Afton Pl. With "Used Auto Sales" and "Auto Service" at the southeast corner of Afton Pl. and Vine St. Western adjacent properties along Vine St. have been reconfigured and depicted as "Auto Sales & Service" at the southwest corner of Vine and De Longpre, and "Used Auto Sales" at the northwest corner of Vine St. and Afton Pl. Afton Pl. is also reconfigured to trend west from Vine St.</p>
1955	<p>SITE: Structures are similar to the previous map with the addition of a dwelling at the rear of 6258 De Longpre Ave.</p> <p>SURROUNDING AREA: The surrounding areas are similar to the previous map.</p>
1951	<p>SITE: 6272 De Longpre is reconfigured into its current configuration and is depicted as a store. A structure is depicted at the rear of 1340 Vine St., similar to its current configuration. Other portions of the Site are similar to prior maps.</p> <p>SURROUNDING AREA: Area at the northwest corner of Vine St. and Afton Pl. is depicted as vacant.</p>
1960, 1961, 1962	<p>SITE: 6241 Afton Pl. is depicted as an eight unit apartment building, similar to its current configuration. Other portions of the Site are similar to the prior maps.</p> <p>SURROUNDING AREA: The surrounding areas are similar to the previous map.</p>
1966, 1968, 1969, 1970	<p>SITE: The Site is similar to the previous map.</p> <p>SURROUNDING AREA: The western adjacent property beyond Vine St. is depicted as a warehouse and parking lot. Other properties are similar to the prior maps.</p>

4.4.2 Aerial Photographs

AEC reviewed aerial photographs from 1948, 1952, 1954, 1964, 1972, 1977, 1980, 1989, 1994, 2003, 2004, 2005, 2009, 2010 and 2012 via on-line resources. The results of the aerial photograph review are summarized in the following table:

Aerial Review	
Year	Observations
1948	<p>SITE: Commercial structures along Vine St. are depicted in their current configurations. A parking lot is depicted between De Longpre Ave. and Afton Pl. behind the Vine St. structures. Dwellings in their current configurations are depicted along De Longpre Ave. Four dwellings along Afton Pl. are depicted.</p> <p>SURROUNDING AREA: Adjacent properties are depicted with commercial and residential structures. Adjacent roads are depicted in their current configurations.</p>
1952, 1954, 1964, 1972, 1977, 1980, 1989, 1994, 2003, 2004, 2005, 2009, 2010 and 2012	<p>SITE: The Site appears similar to its current configuration with the eastern most dwelling on Afton Pl. depicted as the current apartment building, and a commercial structure depicted on the southern portion of the parking lot near Afton Pl.</p> <p>SURROUNDING AREA: The parking lot and building to the north appear to have been removed and replaced by a large commercial building. The adjacent properties to the south, east and west appear similar to the 1964 photograph.</p>

4.4.3 City Directories

AEC reviewed historical city directory listings provided by EDR for the Site dating back to 1924. Site occupant listings are presented below.

Year	Site Listing
1330 Vine St.	
1958-2013	Film/TV production related listings.
1332 Vine St.	
1951	N Vine Radio Center Sundries
1334 Vine St.	
1951-1933	Various commercial listings
1336 Vine St.	
1937	Taylor Robt shoe shiner
1340 Vine St.	
1929	Hileman Wm used autos
1348 Vine St.	
1937-2013	Various commercial listings
1933	Frederick Saml T Ruth clo clnr
1929	Holton Saml K real est
1350 Vine St.	
2000	XXXX
1990-1967	Bens Eldorado brbrs
1951	N Vine Famous Clnrs Hollywood
1942, 1937	Bercovitz Allen, clo clnr, Bercovitz Herman Tana clo clnr
1352 Vine St.	
1933-1976	Various commercial listings
1354 Vine St.	
2013-1990	Hollywood Pawnbrokers Store
1986, 1967	Commercial listings
1958	Fidelity Recording Studio
1933	Sowles Rose A Mrs radios
1356 Vine St.	

2000	XXXX
1933-1990	Various commercial listings
1929	Gordon Saml R auto repr, Graham Wm A Cleva gas sta
1358 Vine St.	
1951-2013	Various commercial listings
1937	Chapman J Thayer Elinor gas sta
1933	Graham Wm Cleva gas sta
1360 Vine St.	
1967-2013,	Various restaurant listings
6241 Afton Pl. (Apartments)	
2006-1924	Residential listings
6243 Afton Pl.	
1942	Residential listings
6245 Afton Pl.	
2000	XXXX
1990, 1986	L A Nikkatsu
1976-1924	Residential listings
6251 Afton Pl.	
1990, 1986	April Films Inc
1942-1924	Residential listings
6253 Afton Pl.	
2000	ESPN
1990, 1986	Resource Information Services
1971-1951	Residential listings
6255 Afton Pl.	
2000	XXXX
1951-1924	Residential listings
6261 Afton Pl.	
1929, 1924	Film/TV production related listings
6271 Afton Pl.	
1924	Residential listings
6248-6264 De Longpre Ave. (Bungalows)	
2006-1924	Residential Listings
6272 De Longpre	
2000	XXXX
1990-1976	Spirits of the World, Dailey Thos J MD, Vine Medical Group
1967	Teron Recording Studio
1958	Ruskin Export Co
6274 De Longpre	
1962, 1958	Fetig Manufacturers Electronic Serv
1951-1924	Residential listings

Adjacent and nearby properties are primarily residential and commercial in use dating back to 1924 which is consistent with the findings of the fire insurance map and aerial photograph reviews. The city directories are included in Section 11.6.

4.4.4 State of California Division of Oil and Gas Records

According to online resources provided by the California Department of Conservation, Division of Oil, Gas and Geothermal Resources, there are no oil, gas or geothermal wells located on the Site or its adjacent properties.

5.0 Site Reconnaissance

The objective of the Site reconnaissance was to obtain information indicating the likelihood of recognized environmental conditions in connection with the Site. The reconnaissance was conducted by Mr. Keith Sy of AEC's Western Regional office on February 18, 2016. Mr. Sy was escorted by a property manager during the Site reconnaissance.

5.1 Methodology and Limiting Conditions

The Site reconnaissance consisted of walking the Site and along public sidewalks (for viewing of adjacent/nearby properties). Full access to exterior and common areas and select interiors of bungalows and apartments at the Site was provided. The lack of access to other interior areas of the Site does not alter AEC's conclusions and recommendations of this report. As stated previously, a Site Plan is included in Section 11.2. Photographs of the Site were taken to document existing Site conditions and are included and described in Section 11.3.

5.2 General Site Setting

As stated previously, the Site and its adjacent/nearby properties are situated in a densely developed area in the City of Los Angeles, which is comprised of residential properties as well as commercial businesses. The Site is currently developed for commercial uses (production studios, restaurants, and a pawn shop), residential apartments, and vacant bungalows. The current uses of the Site and adjoining properties are not ones that are indicative of the use, treatment, storage, disposal or generation of significant quantities of hazardous substances or petroleum products.

5.3 Site Observations

AEC examined visible portions of the Site for evidence of the following potential environmental concerns:

Conditions	Not Observed or Noted	Observed or Noted	Environmental Concern?
Hazardous Substances/Petroleum Products	X		
Waste Generation/Storage/Disposal	X		
ASTs	X		
USTs	X		
PCB Containing Equipment		X	No
Chemical/Petroleum Odors	X		
Pools of Liquid	X		
Floor Drains/Sumps/Wells	X		
Drums	X		
Stains or Corrosion	X		
Unidentified Substance Containers	X		
Stained Soil or Pavement	X		
Stressed Vegetation	X		
Pits, Ponds or Lagoons	X		
Wastewater Discharges/Disposal Systems	X		
Septic Systems/Cesspools	X		
Non-Hazardous Solid Waste Disposal Areas		X	No
Drinking Water Systems/Water Wells	X		

Conditions	Not Observed or Noted	Observed or Noted	Environmental Concern?
Other Wells		X	No

The noted items in the table above are discussed below:

PCB Containing Equipment

One pole mounted electrical transformer was noted on Site. The transformer is owned by Los Angeles Department of Water and Power and was not labeled with respect to potential PCB content. The transformers appeared to be in good condition with no evidence of damage, leaks, or staining on or around the units.

Non-Hazardous Solid Waste Disposal Areas

AEC observed one dumpster in the parking area behind 6272 De Longpre Ave., and another on the sidewalk on De Longpre Ave. outside of the restaurant at 1360 Vine. No evidence of staining or unauthorized waste disposal was observed in the vicinity of the dumpsters.

Other Wells

A monitoring well labeled as "W-6" was noted in the street on Afton Pl., off-Site and to the south of 1330 Vine St. The presence of the well was previously discussed in Section 4.2 of this report.

6.0 Interview Information

6.1 Interview With Owner

The Site is currently owned by Post Group In., and the New Post Group LLC. Mr. Michael Shuken with Savill's Studley is the designated representative of the Site owner. Mr. Shuken completed an environmental questionnaire pertaining to the Site and is unaware of environmental concerns at the Site. A copy of the questionnaire is included in Section 11.7 of this report.

6.2 Interview With Site Manager

The Site owner is also considered to be the Site Manager. See Section 6.1 above.

6.3 Interviews With Occupants

No interviews were conducted with Site occupants. The lack of interviews with Site occupants does not alter AEC's conclusions and recommendations regarding the Site.

6.4 Interview With Local Government Official

During the preparation of this assessment, AEC consulted with various regulatory agency sources regarding potential environmental concerns at the Site.

6.5 Interview With Others

No interviews with other persons knowledgeable of the historical use of the Site were conducted during the preparation of this ESA.

7.0 Findings, Opinions, Conclusions and Recommendations

Advantage Environmental Consultants, LLC has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-13 and 40 CFR Part 312 of the property located at 6254-6274 W De Longpre Ave., 1334-1360 N Vine St., and 6241-6265 W Afton Pl. in Los Angeles, California. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report.

This Phase I ESA has revealed no evidence of current recognized environmental conditions in connection with the Site. The apparent historical uses of portions of the Site as a gasoline station and cleaners facilities are considered to be historical recognized environmental conditions that do not require additional assessment at this time.

8.0 Deviations and Data Gaps

No deviations from the ASTM E 1527-13 standard or significant data gaps as defined in the ASTM E 1527-13 standard are noted.

9.0 References

AEI, Phase I Environmental Site Assessment, 1330 Vine St.; 6272 De Longpre Ave.; 6245-6255 Afton Pl., Los Angeles, California 90028, dated July 21, 2009.

“All Appropriate Inquiry” as necessary to satisfy the defenses available under 42 U.S.C. §§ 9607(b)(3), 9607(r)(1), and 9607(q), relying on definitions provided at 42 U.S.C. §§ 9601(35)(B); and as further explained in 40 CFR §§ 312.1 – 312.31.

Andersen Environmental, Phase I Environmental Site Assessment Report, 1348-1360 North Vine St., Los Angeles, California, 90028, dated July 25, 2014.

Andersen Environmental, Phase II Environmental Site Assessment Report, 1348-1360 North Vine St., Los Angeles, California, 90028, dated August 12, 2014.

Andersen Environmental, Phase I Environmental Site Assessment Report, 6241 Afton Pl., Los Angeles, California, 90028, dated September 19, 2014.

ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-13.

California Geological Survey (CGS), 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December.

California Regional Water Quality Control Board – Los Angeles Region 4, 1994, Water Quality Control Plan - San Diego Region: California State Water Resources Control Board Publication.

EDR city directory abstract.

EDR Sanborn fire insurance map package.

EDR regulatory database report dated February 12, 2016.

ENSR Corporation, Phase I Environmental Site Assessment of the Residential Properties Located at 6254 to 6264 De Longpre Ave., Los Angeles, California, dated October 2007.

State of California Department of Conservation, Division of Oil and Gas and Geothermal Resources: http://www.consrv.ca.gov/DOG/maps/index_map.htm.

State of California Water Resources Control Board (SWRCB) GeoTracker database: <http://geotracker.swrcb.ca.gov/>.

USGS topographic map, Hollywood, California Quadrangle 2015.

10.0 Signatures and Qualifications of Environmental Professionals

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



Daniel Weis, R.E.H.S.
Branch Manager
Western Regional Office

Qualifications for the environmental professionals involved in the performance of the Phase I ESA are included in Section 11.8.

11.0 Appendices

11.1 Vicinity Map



USGS , Hollywood, CA 2015



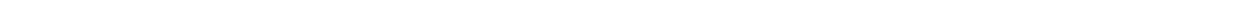
145 Vallecitos de Oro, Suite 201
 San Marcos, California 92069
 Phone: 760-744-3363 • Fax: 760-744-3383

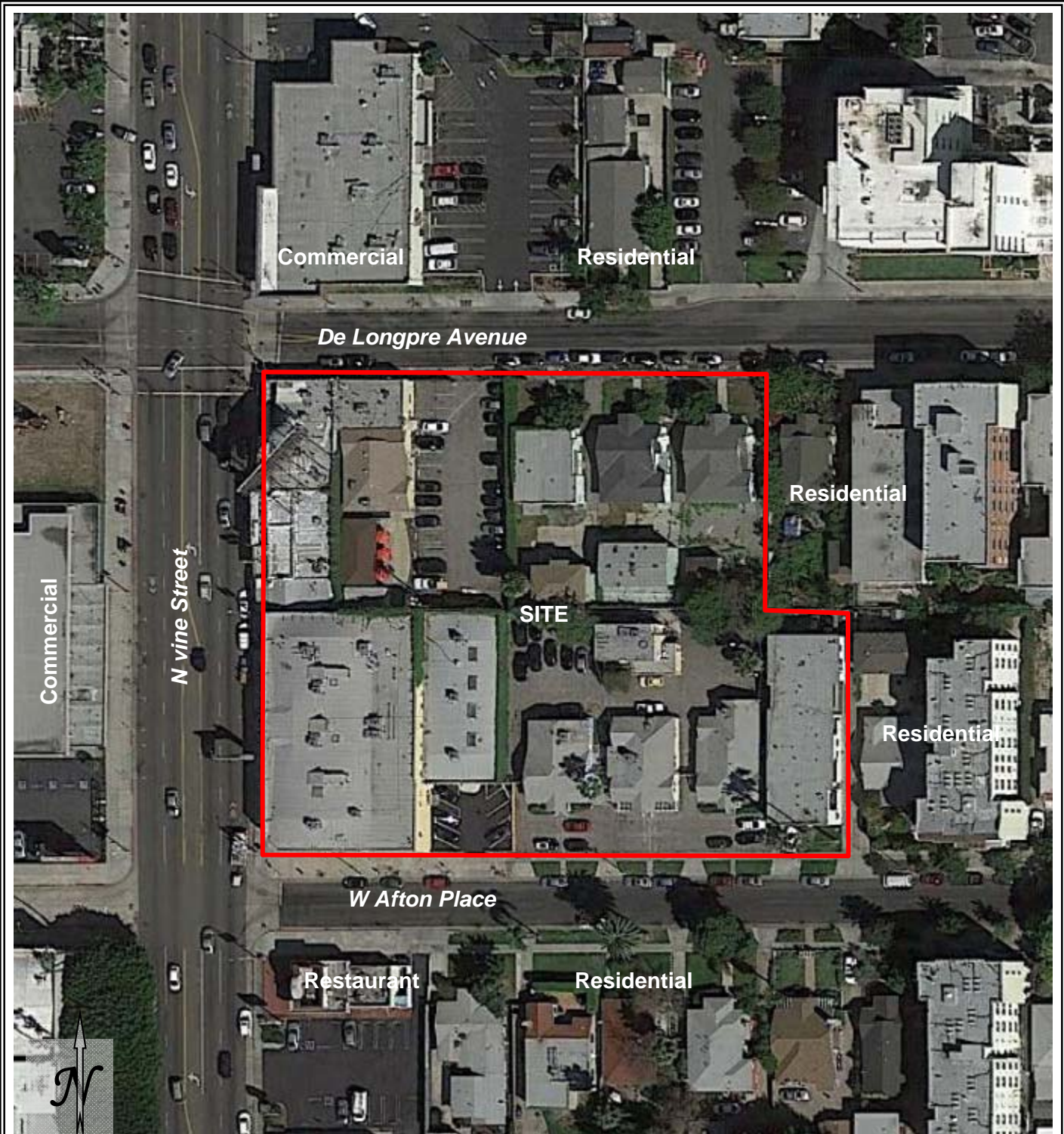
VICINITY MAP

6254-6274 W De Longpre Ave,
 1334-1360 N Vine St, & 6241-6265 W Afton Pl
 Los Angeles, California

Work Order No: 16-041SD	Report Date: April 2016	Drawn By: KS
----------------------------	----------------------------	-----------------

11.2 Site Plan





Not to Scale



145 Vallecitos de Oro, Suite 201
 San Marcos, California 92069
 Phone: 760-744-3363 • Fax: 760-744-3383

SITE PLAN

6254-6274 W De Longpre Ave,
 1334-1360 N Vine St, & 6241-6265 W Afton Pl
 Los Angeles, California

Work Order No.:
 16-041SD

Report Date:
 April 2016

Drawn By:
 KS

11.3 Site Photographs

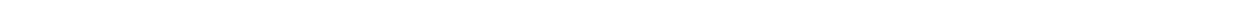


PHOTO 1.

View of 6241 Afton Pl. apartments.



PHOTO 2.

6241 Afton Pl. and eastern adjacent property.

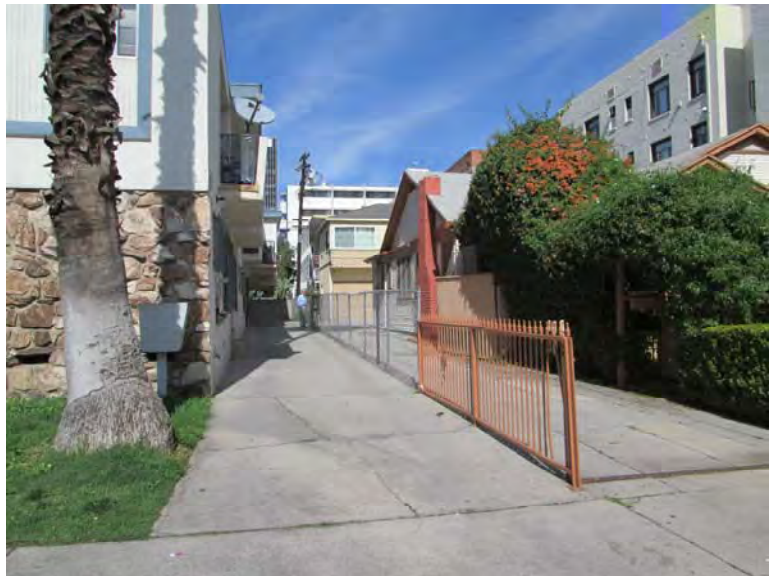


PHOTO 3.

6241 Afton Pl., typical apartment interior.



PHOTO 4.

Parking area at rear of 6241 Afton Pl.



PHOTO 5.

Westerly view along Afton Pl. Bungalows 6245, 6251 and 6255 Afton Pl., and 1330 Vine St. depicted.



PHOTO 6.

6245 Afton Pl.



PHOTO 7.

Typical bungalow interior (6245 Afton Pl.).



PHOTO 8.

Parking area behind 6245 Afton Pl.



PHOTO 9.

Two story bungalow behind 6251 Afton Pl.



PHOTO 10.

Parking area behind Afton Pl. bungalows.



PHOTO 11.

Interior of 6272 De Longpre Ave.



PHOTO 12.

Parking area behind 6272 De Longpre Ave.

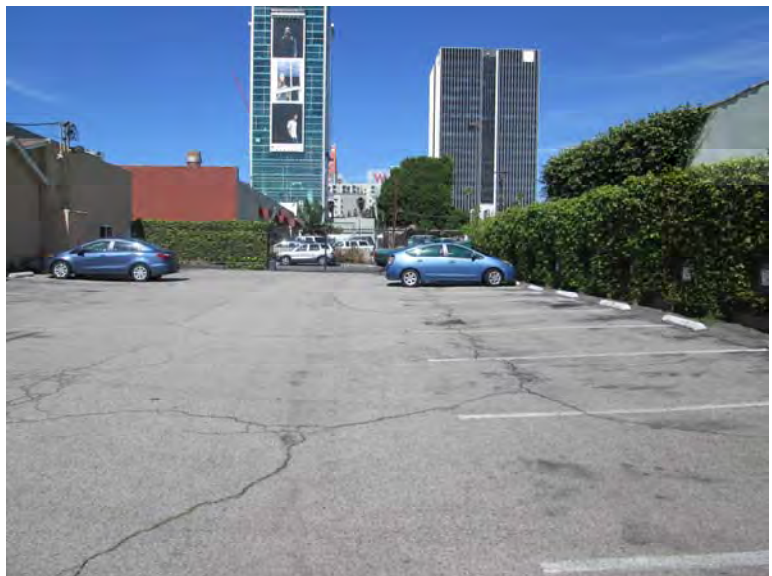


PHOTO 13.

Waste dumpster at 6272 De Longpre Ave.



PHOTO 14.

Southwesterly view of the on-Site bungalows along De Longpre Ave.



PHOTO 15.

6254 De Longpre Ave. bungalow.



PHOTO 16.

Eastern border of the Site at the De Longpre Ave. bungalows.



PHOTO 17.

Rear area of the De Longpre Ave. bungalows.



PHOTO 18.

Typical interior of De Longpre Ave. bungalow.



PHOTO 19.

Pole mounted transformer at the center of the Site.



PHOTO 20.

Electric wheel chair lift, 1330 N Vine St.



PHOTO 21.

Interior of 1330 N Vine St.

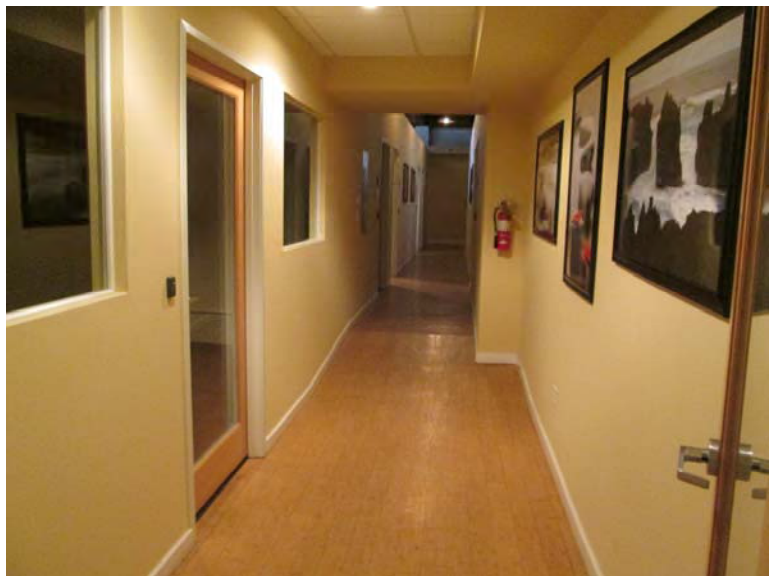


PHOTO 22.

Interior of 1330 N Vine St.



PHOTO 23.

Interior of 1330 N Vine St.



PHOTO 24.

Restaurant at 1358 N Vine St.



PHOTO 25.

Restaurant at 1360 N Vine St.



PHOTO 26.

Waste dumpster on sidewalk along De Longpre Ave., outside of restaurant.



PHOTO 27.

Northern view of on-Site commercial tenants along N Vine St.



PHOTO 28.

1330 Vine St access at N Vine St. and Afton Pl.

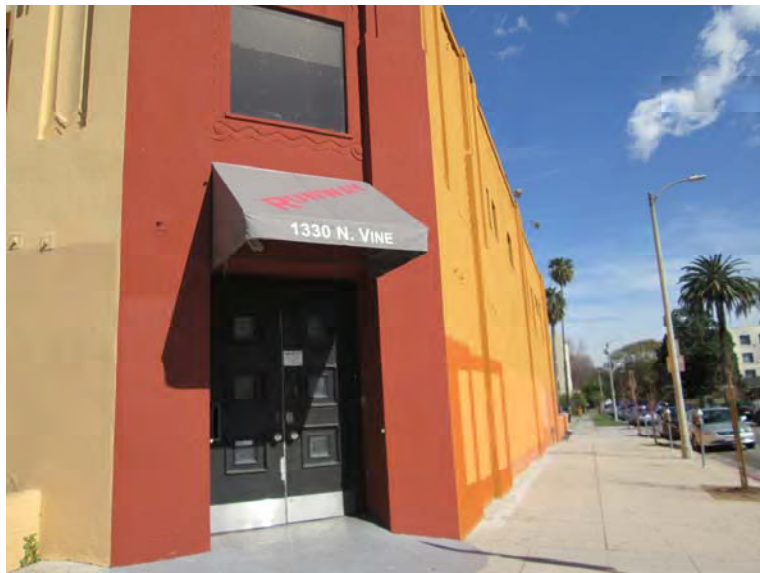


PHOTO 29.

Monitoring well in street on Afton Pl.



PHOTO 30.

Northern adjacent properties beyond De Longpre Ave.



PHOTO 31.

Southern adjacent residences beyond Afton Pl.



PHOTO 32.

Southern adjacent restaurant at Afton Pl. and Vine St.



PHOTO 33.

Western adjacent property beyond Vine St.



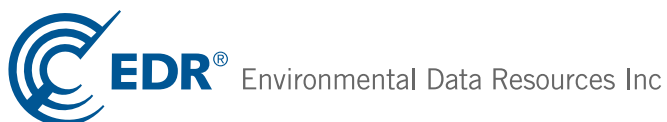
11.4 Regulatory Database Report

Onni - Hollywood

W De Longpre Ave/N Vine St/ W Afton Pl
Los Angeles, CA 90028

Inquiry Number: 4537084.1s
February 12, 2016

The EDR Radius Map™ Report



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	8
Orphan Summary	97
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2016 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

W DE LONGPRE AVE/N VINE ST/ W AFTON PL
LOS ANGELES, CA 90028

COORDINATES

Latitude (North): 34.0957530 - 34° 5' 44.71"
Longitude (West): 118.3259750 - 118° 19' 33.51"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 377679.8
UTM Y (Meters): 3773371.8
Elevation: 334 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: 20120505, 20120428
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
W DE LONGPRE AVE/N VINE ST/ W AFTON PL
LOS ANGELES, CA 90028

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	HOMEWOOD FOUNDATION	6254 DE LONGPRE AVE	HAZNET		TP
A2	MAMA SIAM RESTAURANT	1360 N VINE STREET	EMI		TP
A3	FROMEX ONE HR PHOTO	1412 VINE ST	RCRA-SQG	Higher	14, 0.003, NW
A4	HOLLYWOOD COMMUNITY	6245 DE LONGPRE AVE	UST, SWEEPS UST	Higher	52, 0.010, NE
A5	HOLLYWOOD COMMUNITY	6245 DE LONGPRE AVE	CA FID UST	Higher	52, 0.010, NE
B6	AMERICAN BROADCASTIN	1313 N VINE ST	SWEEPS UST, CA FID UST	Lower	143, 0.027, SW
B7	PARAGON CLEANERS	1310 N VINE ST	RCRA-SQG	Lower	153, 0.029, SSW
B8	PARAGON CLEANERS	1310 VINE STREET	SLIC, BROWNFIELDS	Lower	153, 0.029, SSW
B9	POST GROUP INC	6335 HOMEWOOD AVE	RCRA-SQG	Lower	246, 0.047, WSW
10	LIROL CORPORATION	6350 DE LONGPRE AVE	UST	Higher	448, 0.085, WNW
C11	FOUNTAIN-VINE PLAZA	1253 NORTH VINE STRE	SLIC, BROWNFIELDS	Lower	484, 0.092, SSW
C12		1245 NORTH VINE	CHMIRS	Lower	509, 0.096, SSW
C13	MARQUIS CLEANERS	1246 N VINE ST	RCRA-SQG	Lower	511, 0.097, South
C14	SNOW WHITE CLEANERS	1246 NORTH VINE STRE	ENVIROSTOR, VCP	Lower	511, 0.097, South
15	ENCORE VIDEO INC	6344 FOUNTAIN AVE	RCRA-SQG	Lower	526, 0.100, SW
16	SUNSET AND VINE TOWE	1480 VINE ST	RCRA-LQG	Higher	564, 0.107, NNW
17	SANTA MONICA/VINE PR	FOUNTAIN AVENUE/LA M	ENVIROSTOR	Lower	683, 0.129, SSE
D18	FIRE STATION #27	1355 CAHUENGA BLVD N	RGA LUST	Higher	840, 0.159, West
D19	FIRE STATION #27	1355 CAHUENGA BLVD.,	RGA LUST	Higher	840, 0.159, West
D20	FIRE STATION #27	1355 N CAHUENGA BLVD	LUST	Higher	840, 0.159, West
E21	TEXACO #0374	6409 SUNSET BLVD	RGA LUST	Higher	1032, 0.195, NW
E22	TEXACO #0374 (FORMER	6409 SUNSET BLVD	RGA LUST	Higher	1032, 0.195, NW
E23	TEXACO #0374 (FORMER	6409 SUNSET BLVD	LUST	Higher	1112, 0.211, NW
E24	TEXACO #0374	6409 SUNSET BLVD	RGA LUST	Higher	1112, 0.211, NW
E25	TEXACO STATION #0374	6409 SUNSET BLVD	RGA LUST	Higher	1112, 0.211, NW
E26	TEXACO #0374 (FORMER	6409 SUNSET BLVD	RGA LUST	Higher	1112, 0.211, NW
F27	MOBIL #18-LA4	6301 SANTA MONICA BL	LUST	Lower	1639, 0.310, South
F28	MOBIL #18-LA4	6301 SANTA MONICA BL	RGA LUST	Lower	1639, 0.310, South
G29	PACIFIC TITLE MIRAGE	6350 SANTA MONICA BL	SLIC, BROWNFIELDS	Lower	1713, 0.324, SSW
H30	SUNSET LANDMARK	6525 SUNSET BLVD.	LUST	Higher	1740, 0.330, WNW
H31	SUNSET LANDMARK	6525 SUNSET BLVD.	RGA LUST	Higher	1740, 0.330, WNW
G32	ABE'S CAR WASH	6379 SANTA MONICA BL	LUST	Lower	1741, 0.330, SSW
G33	ABE'S CAR WASH	6379 SANTA MONICA BL	RGA LUST	Lower	1741, 0.330, SSW
34	SANTA MONICA HOLDING	6150 SANTA MONICA BL	ENVIROSTOR	Lower	1761, 0.334, SSE
I35	SHELL #KWIK#8	6115 SANTA MONICA BL	RGA LUST	Lower	1843, 0.349, SSE
I36	SHELL STATION/AL-SAL	6115 SANTA MONICA BL	RGA LUST	Lower	1843, 0.349, SSE
I37	SHELL STATION/AL-SAL	6115 SANTA MONICA	LUST	Lower	1843, 0.349, SSE
I38	SHELL STATION/AL-SAL	6115 SANTA MONICA BL	RGA LUST	Lower	1843, 0.349, SSE
I39	SHELL #KWIK#8	6115 SANTA MONICA BL	RGA LUST	Lower	1843, 0.349, SSE

MAPPED SITES SUMMARY

Target Property Address:
W DE LONGPRE AVE/N VINE ST/ W AFTON PL
LOS ANGELES, CA 90028

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I40	SHELL STATION/AL-SAL	6115 SANTA MONICA BL	LUST	Lower	1843, 0.349, SSE
41	SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ENVIROSTOR	Lower	1867, 0.354, SE
42	HOLLYWOOD TRANSMISSI	6445 SANTA MONICA	SLIC	Lower	1979, 0.375, SW
J43	AMBASSADOR CAR WASH	6061 SANTA MONICA BL	RGA LUST	Lower	2025, 0.384, SE
J44	AMBASSADOR CAR WASH	6061 SANTA MONICA BL	LUST	Lower	2025, 0.384, SE
45	OWENS-CORNING COMPTO	1501 TAMARIND ST N	RGA LUST	Higher	2033, 0.385, ENE
46	SCHER TIRE INC/M R F	12237 LA MIRADA BLVD	RGA LUST	Lower	2089, 0.396, WSW
47	SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ENVIROSTOR	Lower	2123, 0.402, ESE
K48	VINE AUTO PROTECH	1000 VINE ST N	RGA LUST	Lower	2284, 0.433, South
K49	VINE AUTO PROTECH	1000 VINE ST N	RGA LUST	Lower	2284, 0.433, South
50	HOLLY AUTO CENTER	6020-6062 SANTA MONI	SLIC	Lower	2312, 0.438, SE
51	BOYLES-SNYDER CO	6610 LEXINGTON	ENVIROSTOR	Lower	2326, 0.441, WSW
L52	SUPREME ROOFING CO.,	1015 GOWER ST N	RGA LUST	Lower	2326, 0.441, SSE
L53	SUPREME ROOFING CO.,	1015 GOWER ST N	RGA LUST	Lower	2326, 0.441, SSE
L54	SUPREME ROOFING CO.,	1015 GOWER ST N	LUST	Lower	2326, 0.441, SSE
K55	VINE AUTO PROTECH	1000 VINE ST N	LUST	Lower	2329, 0.441, South
56	KTLA BROADCASTING	ATHENS MT WILSON RD	LUST	Higher	2411, 0.457, ENE
M57	API ALARM SYSTEMS	6601 SANTA MONICA BL	RGA LUST	Lower	2589, 0.490, SW
M58	LIGHTING STRIKES INC	6601 SANTA MONICA BL	RGA LUST	Lower	2589, 0.490, SW
M59	API ALARM SYSTEMS	6601 SANTA MONICA BL	RGA LUST	Lower	2589, 0.490, SW
M60	LIGHTING STRIKES INC	6601 SANTA MONICA BL	LUST	Lower	2634, 0.499, SW
M61	LIGHTING STRIKES INC	6601 SANTA MONICA	LUST	Lower	2634, 0.499, SW
62	CENTRAL LOS ANGELES	SUNSET/VAN NESS AVEN	ENVIROSTOR	Higher	3019, 0.572, ENE
63	PRODUCERS & QUANTITY	6660 SANTA MONICA BO	ENVIROSTOR	Lower	3110, 0.589, WSW
64	SANTA MONICA/VINE PR	FOUNTAIN AVE/VAN NES	ENVIROSTOR	Higher	3204, 0.607, East
65	KODAK HOLLYWOOD CAMP	6700 SANTA MONICA BO	ENVIROSTOR	Lower	3390, 0.642, WSW
66	DUPLICATE PHOTO	1522 N. HIGHLAND AVE	ENVIROSTOR	Higher	3719, 0.704, WNW
67	SANTA MONICA/VINE PR	LA MIRADA AVE/LEXING	ENVIROSTOR	Lower	3975, 0.753, ESE
N68	VELING PLATING CO.,	763 N. SEWARD STREET	ENVIROSTOR	Lower	4247, 0.804, SSW
N69	VEILING PLATING	755 SEWARD STREET/AS	ENVIROSTOR	Lower	4247, 0.804, SSW
70	BOBS CLEANERS	5823 FRANKLIN AVE	ENVIROSTOR	Higher	4315, 0.817, NE
O71	HIGHLAND PLATING CO.	1001 N. ORANGE DRIVE	ENVIROSTOR	Lower	4953, 0.938, WSW
O72	PHYLTRICH INTL	1000 N ORANGE DR	ENVIROSTOR	Lower	5083, 0.963, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
HOMEWOOD FOUNDATION 6254 DE LONGPRE AVE HOLLYWOOD, CA 90028	HAZNET GEPaid: CAC002733657	N/A
MAMA SIAM RESTAURANT 1360 N VINE STREET LOS ANGELES, CA 90029	EMI Facility Id: 69227	N/A

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

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

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... National Clandestine Laboratory Register

EXECUTIVE SUMMARY

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

Local Lists of Registered Storage Tanks

HIST UST.....	Hazardous Substance Storage Container Database
---------------	--

Local Land Records

LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information
DEED.....	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
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
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites

EXECUTIVE SUMMARY

US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
FINDS.....	Facility Index System/Facility Registry System
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HIST CORTESE.....	Hazardous Waste & Substance Site List
LOS ANGELES CO. HMS.....	HMS: Street Number List
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
LA Co. Site Mitigation.....	Site Mitigation List
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or

EXECUTIVE SUMMARY

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 06/09/2015 has revealed that there is 1 RCRA-LQG site 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>
SUNSET AND VINE TOWE	1480 VINE ST	NNW 0 - 1/8 (0.107 mi.)	16	27

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 06/09/2015 has revealed that there are 5 RCRA-SQG 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>
FROMEX ONE HR PHOTO	1412 VINE ST	NW 0 - 1/8 (0.003 mi.)	A3	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PARAGON CLEANERS	1310 N VINE ST	SSW 0 - 1/8 (0.029 mi.)	B7	11
POST GROUP INC	6335 HOMEWOOD AVE	WSW 0 - 1/8 (0.047 mi.)	B9	14
MARQUIS CLEANERS	1246 N VINE ST	S 0 - 1/8 (0.097 mi.)	C13	18
ENCORE VIDEO INC	6344 FOUNTAIN AVE	SW 0 - 1/8 (0.100 mi.)	15	26

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database 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 ENVIROSTOR list, as provided by EDR, and dated 11/07/2015 has revealed that there are 17 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CENTRAL LOS ANGELES Facility Id: 19990041 Status: Certified	SUNSET/VAN NESS AVEN	ENE 1/2 - 1 (0.572 mi.)	62	80
SANTA MONICA/VINE PR Facility Id: 19880057	FOUNTAIN AVE/VAN NES	E 1/2 - 1 (0.607 mi.)	64	84

EXECUTIVE SUMMARY

Status: Inactive - Withdrawn				
DUPLICATE PHOTO	1522 N. HIGHLAND AVE	WNW 1/2 - 1 (0.704 mi.)	66	86
Facility Id: 71003403				
Status: Refer: Other Agency				
BOBS CLEANERS	5823 FRANKLIN AVE	NE 1/2 - 1 (0.817 mi.)	70	94
Facility Id: 19720027				
Status: Refer: 1248 Local Agency				
Lower Elevation	Address	Direction / Distance	Map ID	Page
SNOW WHITE CLEANERS	1246 NORTH VINE STRE	S 0 - 1/8 (0.097 mi.)	C14	19
Facility Id: 60000967				
Status: Certified O&M - Land Use Restrictions Only				
SANTA MONICA/VINE PR	FOUNTAIN AVENUE/LA M	SSE 1/8 - 1/4 (0.129 mi.)	17	28
Facility Id: 19880062				
Status: Inactive - Withdrawn				
SANTA MONICA HOLDING	6150 SANTA MONICA BL	SSE 1/4 - 1/2 (0.334 mi.)	34	49
Facility Id: 19000032				
Status: Refer: 1248 Local Agency				
SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	SE 1/4 - 1/2 (0.354 mi.)	41	58
Facility Id: 19880064				
Status: Inactive - Withdrawn				
SANTA MONICA/VINE PR	GORDON ST/LEXINGTON	ESE 1/4 - 1/2 (0.402 mi.)	47	65
Facility Id: 19880063				
Status: Inactive - Withdrawn				
BOYLES-SNYDER CO	6610 LEXINGTON	WSW 1/4 - 1/2 (0.441 mi.)	51	68
Facility Id: 71002430				
Status: Refer: Other Agency				
PRODUCERS & QUANTITY	6660 SANTA MONICA BO	WSW 1/2 - 1 (0.589 mi.)	63	83
Facility Id: 71003285				
Status: Refer: Other Agency				
KODAK HOLLYWOOD CAMP	6700 SANTA MONICA BO	WSW 1/2 - 1 (0.642 mi.)	65	85
Facility Id: 60002229				
Status: Active				
SANTA MONICA/VINE PR	LA MIRADA AVE/LEXING	ESE 1/2 - 1 (0.753 mi.)	67	87
Facility Id: 19880060				
Facility Id: 19880059				
Status: Inactive - Withdrawn				
VELING PLATING CO.,	763 N. SEWARD STREET	SSW 1/2 - 1 (0.804 mi.)	N68	89
Facility Id: 71002389				
Status: Refer: Other Agency				
VEILING PLATING	755 SEWARD STREET/AS	SSW 1/2 - 1 (0.804 mi.)	N69	90
Facility Id: 60000524				
Status: Certified O&M - Land Use Restrictions Only				
HIGHLAND PLATING CO.	1001 N. ORANGE DRIVE	WSW 1/2 - 1 (0.938 mi.)	O71	95
Facility Id: 71002177				
Status: Refer: Other Agency				
PHYLIRICH INTL	1000 N ORANGE DR	WSW 1/2 - 1 (0.963 mi.)	O72	96
Facility Id: 71003654				
Status: Refer: Other Agency				

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 12/14/2015 has revealed that there are 13 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>
FIRE STATION #27 Status: Completed - Case Closed Facility Id: 900120098 Status: Case Closed Global Id: T0603700508 Global ID: T0603700508	1355 N CAHUENGA BLVD	W 1/8 - 1/4 (0.159 mi.)	D20	30
TEXACO #0374 (FORMER) Status: Completed - Case Closed Facility Id: 900280016 Status: Case Closed Global Id: T0603700751 Global ID: T0603700751	6409 SUNSET BLVD	NW 1/8 - 1/4 (0.211 mi.)	E23	33
SUNSET LANDMARK Status: Completed - Case Closed Global Id: T0603757351	6525 SUNSET BLVD.	WNW 1/4 - 1/2 (0.330 mi.)	H30	44
KTLA BROADCASTING Status: Completed - Case Closed Facility Id: I-13778 Status: Case Closed Global Id: T0603704098 Global ID: T0603704098	ATHENS MT WILSON RD	ENE 1/4 - 1/2 (0.457 mi.)	56	75
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL #18-LA4 Status: Completed - Case Closed Facility Id: 900380452 Status: Pollution Characterization Global Id: T0603799318 Global ID: T0603799318	6301 SANTA MONICA BL	S 1/4 - 1/2 (0.310 mi.)	F27	36
ABE'S CAR WASH Status: Completed - Case Closed Facility Id: 900460061 Status: Case Closed Global Id: T0603701084 Global ID: T0603701084	6379 SANTA MONICA BL	SSW 1/4 - 1/2 (0.330 mi.)	G32	46
SHELL STATION/AL-SAL Status: Completed - Case Closed Global Id: T0603700918	6115 SANTA MONICA	SSE 1/4 - 1/2 (0.349 mi.)	I37	51
SHELL STATION/AL-SAL Facility Id: 900380070 Status: Pollution Characterization	6115 SANTA MONICA BL	SSE 1/4 - 1/2 (0.349 mi.)	I40	56

EXECUTIVE SUMMARY

Global ID: T0603700918				
AMBASSADOR CAR WASH	6061 SANTA MONICA BL	SE 1/4 - 1/2 (0.384 mi.)	J44	60
Status: Completed - Case Closed				
Facility Id: 900380361				
Status: Pollution Characterization				
Global Id: T0603700946				
Global ID: T0603700946				
SUPREME ROOFING CO.,	1015 GOWER ST N	SSE 1/4 - 1/2 (0.441 mi.)	L54	69
Status: Completed - Case Closed				
Facility Id: 900380434				
Status: Case Closed				
Global Id: T0603700953				
Global ID: T0603700953				
VINE AUTO PROTECH	1000 VINE ST N	S 1/4 - 1/2 (0.441 mi.)	K55	72
Status: Completed - Case Closed				
Facility Id: 900380252				
Status: Case Closed				
Global Id: T0603700935				
Global ID: T0603700935				
LIGHTING STRIKES INC	6601 SANTA MONICA BL	SW 1/4 - 1/2 (0.499 mi.)	M60	78
Facility Id: 900380043				
Status: Case Closed				
Global ID: T0603700915				
LIGHTING STRIKES INC	6601 SANTA MONICA	SW 1/4 - 1/2 (0.499 mi.)	M61	79
Status: Completed - Case Closed				
Global Id: T0603700915				

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 12/14/2015 has revealed that there are 5 SLIC sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PARAGON CLEANERS	1310 VINE STREET	SSW 0 - 1/8 (0.029 mi.)	B8	13
Facility Status: Open - Site Assessment				
Global Id: SL0603766574				
FOUNTAIN-VINE PLAZA	1253 NORTH VINE STRE	SSW 0 - 1/8 (0.092 mi.)	C11	16
Facility Status: Open - Site Assessment				
Global Id: SL0603734628				
PACIFIC TITLE MIRAGE	6350 SANTA MONICA BL	SSW 1/4 - 1/2 (0.324 mi.)	G29	44
Facility Status: Open - Eligible for Closure				
Global Id: SL0603786691				
HOLLYWOOD TRANSMISSI	6445 SANTA MONICA	SW 1/4 - 1/2 (0.375 mi.)	42	59
Facility Status: Completed - Case Closed				
Facility Status: No further action required				
Global Id: SL204BY2364				
HOLLY AUTO CENTER	6020-6062 SANTA MONI	SE 1/4 - 1/2 (0.438 mi.)	50	67
Facility Status: Completed - Case Closed				
Facility Status: No further action required				
Global Id: SL184991482				

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 12/14/2015 has revealed that there are 2 UST 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>
HOLLYWOOD COMMUNITY Facility Id: 25311	6245 DE LONGPRE AVE	NE 0 - 1/8 (0.010 mi.)	A4	10
LIROL CORPORATION Facility Id: 23977	6350 DE LONGPRE AVE	WNW 0 - 1/8 (0.085 mi.)	10	15

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 11/07/2015 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SNOW WHITE CLEANERS Status: Certified O&M - Land Use Restrictions Only Facility Id: 60000967	1246 NORTH VINE STRE	S 0 - 1/8 (0.097 mi.)	C14	19

State and tribal Brownfields sites

BROWNFIELDS: A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

A review of the BROWNFIELDS list, as provided by EDR, and dated 12/04/2015 has revealed that there are 3 BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PARAGON CLEANERS	1310 VINE STREET	SSW 0 - 1/8 (0.029 mi.)	B8	13
FOUNTAIN-VINE PLAZA	1253 NORTH VINE STRE	SSW 0 - 1/8 (0.092 mi.)	C11	16
PACIFIC TITLE MIRAGE	6350 SANTA MONICA BL	SSW 1/4 - 1/2 (0.324 mi.)	G29	44

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

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

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST 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>
HOLLYWOOD COMMUNITY Status: A Comp Number: 5143	6245 DE LONGPRE AVE	NE 0 - 1/8 (0.010 mi.)	A4	10
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN BROADCASTIN Comp Number: 7056	1313 N VINE ST	SW 0 - 1/8 (0.027 mi.)	B6	11

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 2 CA FID UST 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>
HOLLYWOOD COMMUNITY Facility Id: 19014631 Status: A	6245 DE LONGPRE AVE	NE 0 - 1/8 (0.010 mi.)	A5	10
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN BROADCASTIN Facility Id: 19004022 Status: I	1313 N VINE ST	SW 0 - 1/8 (0.027 mi.)	B6	11

Records of Emergency Release Reports

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 09/25/2015 has revealed that there is 1 CHMIRS site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1245 NORTH VINE	SSW 0 - 1/8 (0.096 mi.)	C12	16

EXECUTIVE SUMMARY

OES Incident Number: 17045

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: 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.

A review of the RGA LUST list, as provided by EDR, has revealed that there are 24 RGA LUST sites within approximately 0.5 miles of the target property.

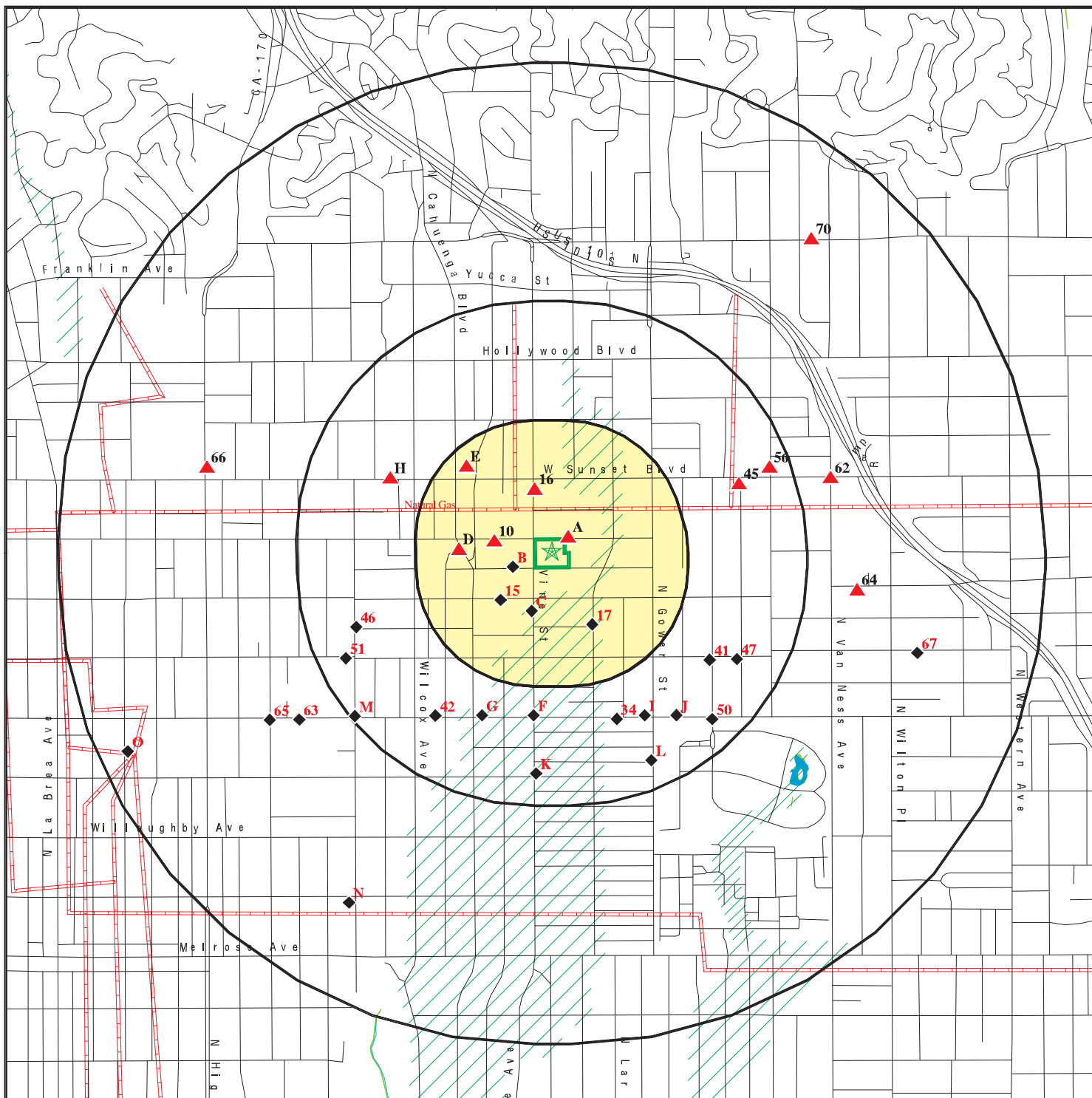
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FIRE STATION #27	1355 CAHUENGA BLVD N	W 1/8 - 1/4 (0.159 mi.)	D18	30
FIRE STATION #27	1355 CAHUENGA BLVD.,	W 1/8 - 1/4 (0.159 mi.)	D19	30
TEXACO #0374	6409 SUNSET BLVD	NW 1/8 - 1/4 (0.195 mi.)	E21	33
TEXACO #0374 (FORMER	6409 SUNSET BLVD	NW 1/8 - 1/4 (0.195 mi.)	E22	33
TEXACO #0374	6409 SUNSET BLVD	NW 1/8 - 1/4 (0.211 mi.)	E24	35
TEXACO STATION #0374	6409 SUNSET BLVD	NW 1/8 - 1/4 (0.211 mi.)	E25	36
TEXACO #0374 (FORMER	6409 SUNSET BLVD	NW 1/8 - 1/4 (0.211 mi.)	E26	36
SUNSET LANDMARK	6525 SUNSET BLVD.	WNW 1/4 - 1/2 (0.330 mi.)	H31	46
OWENS-CORNING COMPTO	1501 TAMARIND ST N	ENE 1/4 - 1/2 (0.385 mi.)	45	65
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL #18-LA4	6301 SANTA MONICA BL	S 1/4 - 1/2 (0.310 mi.)	F28	43
ABE'S CAR WASH	6379 SANTA MONICA BL	SSW 1/4 - 1/2 (0.330 mi.)	G33	49
SHELL #KWIK#8	6115 SANTA MONICA BL	SSE 1/4 - 1/2 (0.349 mi.)	I35	50
SHELL STATION/AL-SAL	6115 SANTA MONICA BL	SSE 1/4 - 1/2 (0.349 mi.)	I36	50
SHELL STATION/AL-SAL	6115 SANTA MONICA BL	SSE 1/4 - 1/2 (0.349 mi.)	I38	56
SHELL #KWIK#8	6115 SANTA MONICA BL	SSE 1/4 - 1/2 (0.349 mi.)	I39	56
AMBASSADOR CAR WASH	6061 SANTA MONICA BL	SE 1/4 - 1/2 (0.384 mi.)	J43	60
SCHER TIRE INC/M R F	12237 LA MIRADA BLVD	WSW 1/4 - 1/2 (0.396 mi.)	46	65
VINE AUTO PROTECH	1000 VINE ST N	S 1/4 - 1/2 (0.433 mi.)	K48	67
VINE AUTO PROTECH	1000 VINE ST N	S 1/4 - 1/2 (0.433 mi.)	K49	67
SUPREME ROOFING CO.,	1015 GOWER ST N	SSE 1/4 - 1/2 (0.441 mi.)	L52	69
SUPREME ROOFING CO.,	1015 GOWER ST N	SSE 1/4 - 1/2 (0.441 mi.)	L53	69
API ALARM SYSTEMS	6601 SANTA MONICA BL	SW 1/4 - 1/2 (0.490 mi.)	M57	77
LIGHTING STRIKES INC	6601 SANTA MONICA BL	SW 1/4 - 1/2 (0.490 mi.)	M58	77
API ALARM SYSTEMS	6601 SANTA MONICA BL	SW 1/4 - 1/2 (0.490 mi.)	M59	78

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

<u>Site Name</u>	<u>Database(s)</u>
LA PIETRE	ENVIROSTOR, VCP
CENTRAL REGION MIDDLE SCHOOL #5	ENVIROSTOR, SCH
SANTA MONICA/VINE PRIMARY SITE NO.	ENVIROSTOR, SCH
BELMONT/HOLLYWOOD NO. 3	ENVIROSTOR, SCH

OVERVIEW MAP - 4537084.1S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

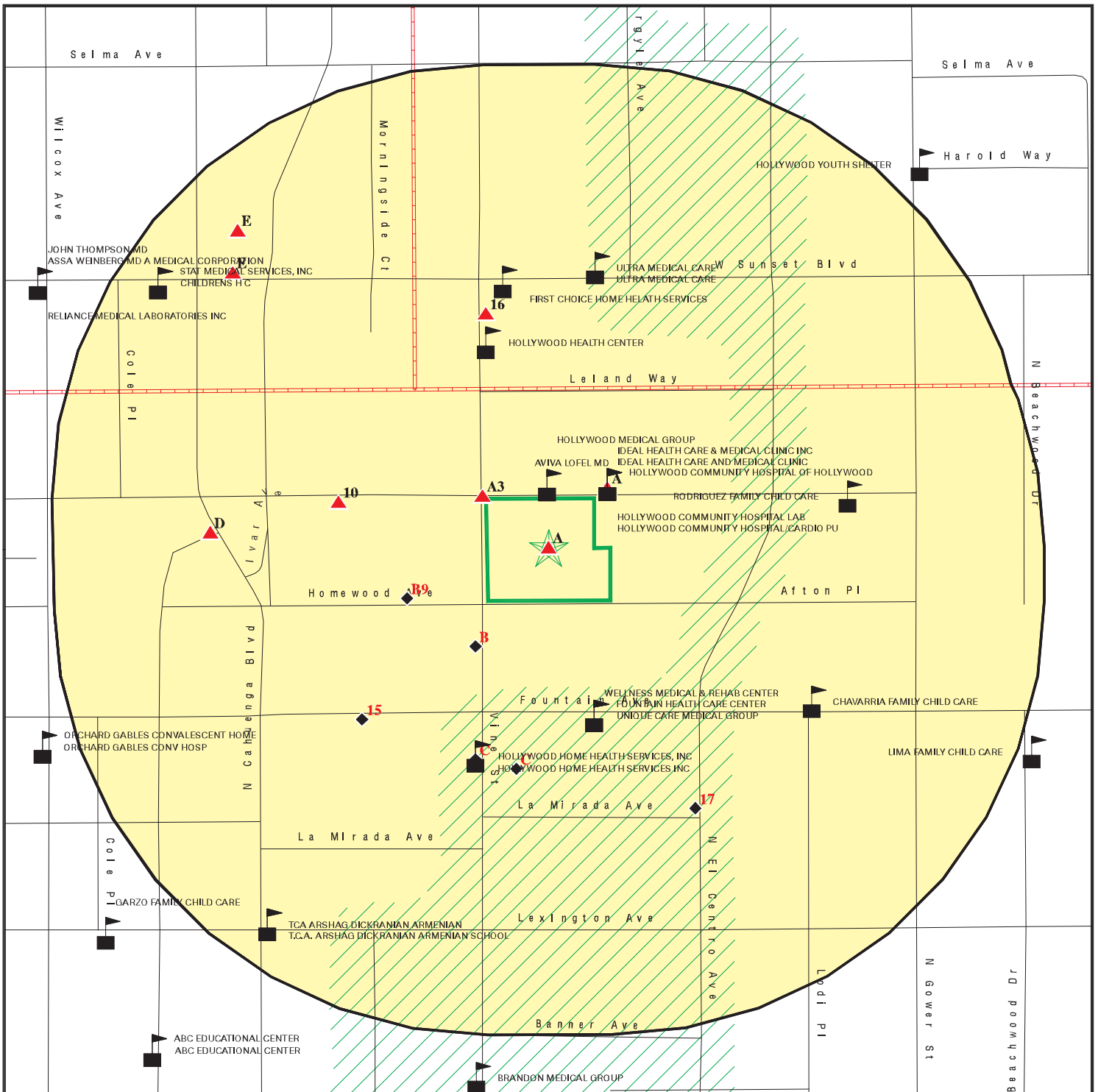


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Onni - Hollywood
 ADDRESS: W De Longpre Ave/N Vine St/ W Afton PI
 Los Angeles CA 90028
 LAT/LONG: 34.095753 / 118.325975

CLIENT: Advantage Env. Consultants LLC
 CONTACT: Keith Sy
 INQUIRY #: 4537084.1s
 DATE: February 12, 2016 4:37 pm

DETAIL MAP - 4537084.1S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Pipelines

100-year flood zone

500-year flood zone

Areas of Concern

0 1/16 1/8 1/4 Miles



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

SITE NAME: Onni - Hollywood
 ADDRESS: W De Longpre Ave/N Vine St/ W Afton PI
 Los Angeles CA 90028
 LAT/LONG: 34.095753 / 118.325975

CLIENT: Advantage Env. Consultants LLC
 CONTACT: Keith Sy
 INQUIRY #: 4537084.1s
 DATE: February 12, 2016 4:39 pm

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	TP		NR	NR	NR	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERCLIS-NFRAP	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	0.125		1	NR	NR	NR	NR	1
RCRA-SQG	0.125		5	NR	NR	NR	NR	5
RCRA-CESQG	0.125		0	NR	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	TP		NR	NR	NR	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	0.125		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		1	1	4	11	NR	17
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists LUST</i>								
LUST	0.500		0	2	11	NR	NR	13

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		2	0	3	NR	NR	5
<i>State and tribal registered storage tank lists</i>								
FEMA UST	TP		NR	NR	NR	NR	NR	0
UST	0.125		2	NR	NR	NR	NR	2
AST	0.125		0	NR	NR	NR	NR	0
INDIAN UST	0.125		0	NR	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		1	0	0	NR	NR	1
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		2	0	1	NR	NR	3
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	TP		NR	NR	NR	NR	NR	0
SWRCY	TP		NR	NR	NR	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
ODI	TP		NR	NR	NR	NR	NR	0
DEBRIS REGION 9	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
AOCONCERN	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.125		2	NR	NR	NR	NR	2
HIST UST	0.125		0	NR	NR	NR	NR	0
CA FID UST	0.125		2	NR	NR	NR	NR	2
<i>Local Land Records</i>								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	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
CHMIRS	0.125		1	NR	NR	NR	NR	1
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	0.500		0	0	0	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.125		0	NR	NR	NR	NR	0
FUDS	TP		NR	NR	NR	NR	NR	0
DOD	TP		NR	NR	NR	NR	NR	0
SCRD DRYCLEANERS	TP		NR	NR	NR	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	TP		NR	NR	NR	NR	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	TP		NR	NR	NR	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
UMTRA	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	TP		NR	NR	NR	NR	NR	0
Cortese	TP		NR	NR	NR	NR	NR	0
CUPA Listings	0.125		0	NR	NR	NR	NR	0
DRYCLEANERS	TP		NR	NR	NR	NR	NR	0
EMI	TP	1	NR	NR	NR	NR	NR	1
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	1	NR	NR	NR	NR	NR	1
HIST CORTESE	TP		NR	NR	NR	NR	NR	0
LOS ANGELES CO. HMS	0.125		0	NR	NR	NR	NR	0
HWP	TP		NR	NR	NR	NR	NR	0
HWT	TP		NR	NR	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	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
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	TP		NR	NR	NR	NR	NR	0
Notify 65	TP		NR	NR	NR	NR	NR	0
LA Co. Site Mitigation	0.125		0	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	TP		NR	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		0	7	17	NR	NR	24
- Totals --		2	19	10	36	11	0	78

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property

HOMWOOD FOUNDATION
6254 DE LONGPRE AVE # 6264
HOLLYWOOD, CA 90028

HAZNET **S117294131**
N/A

Site 1 of 5 in cluster A

Actual:
334 ft.

HAZNET:
envid: S117294131
Year: 2013
GEPaid: CAC002733657
Contact: HEATHER COCHRAN
Telephone: 3102473000
Mailing Name: Not reported
Mailing Address: 8949 WILSHIRE BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902111907
Gen County: Los Angeles
TSD EPA ID: AZC950823111
TSD County: 99
Waste Category: Not reported
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 1.6
Cat Decode: Not reported
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Not reported

A2
Target
Property

MAMA SIAM RESTAURANT
1360 N VINE STREET
LOS ANGELES, CA 90029

EMI **S106835045**
N/A

Site 2 of 5 in cluster A

Actual:
334 ft.

EMI:
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 69227
Air District Name: SC
SIC Code: 5812
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A3
NW
< 1/8
0.003 mi.
14 ft.

FROMEX ONE HR PHOTO HOLLYWOOD
1412 VINE ST
HOLLYWOOD, CA 90028

RCRA-SQG 1000818591
CAD983644733

Site 3 of 5 in cluster A

Relative:
Higher

RCRA-SQG:

Actual:
338 ft.

Date form received by agency: 08/04/1992
Facility name: FROMEX ONE HR PHOTO HOLLYWOOD
Facility address: 1412 VINE ST
HOLLYWOOD, CA 90028
EPA ID: CAD983644733
Mailing address: VINE ST
HOLLYWOOD, CA 90028
Contact: GISELA ECKHARDT
Contact address: 1412 VINE ST
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: (310) 456-8485
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: RAVENROCK INC
Owner/operator address: 20737 COOL OAK WY
MALIBU, CA 90265
Owner/operator country: Not reported
Owner/operator telephone: (310) 456-8485
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

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

A4
NE
< 1/8
0.010 mi.
52 ft.

HOLLYWOOD COMMUNITY MEDICAL CT
6245 DE LONGPRE AVE
LOS ANGELES, CA 90028

UST **U003781570**
SWEEPS UST **N/A**

Site 4 of 5 in cluster A

Relative:
Higher

UST:
Facility ID: 25311
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.0977296
Longitude: -118.3238326

Actual:
337 ft.

SWEEPS UST:

Status: Active
Comp Number: 5143
Number: 1
Board Of Equalization: Not reported
Referral Date: 02-25-93
Action Date: 02-25-93
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

A5
NE
< 1/8
0.010 mi.
52 ft.

HOLLYWOOD COMMUNITY MEDICAL CT
6245 DE LONGPRE AVE
LOS ANGELES, CA 90028

CA FID UST **S101584707**
N/A

Site 5 of 5 in cluster A

Relative:
Higher

CA FID UST:
Facility ID: 19014631
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 6245 DELONGPRE AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Actual:
337 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B6 **AMERICAN BROADCASTING CO**
SW **1313 N VINE ST**
< 1/8 **LOS ANGELES, CA 90028**
0.027 mi.
143 ft. **Site 1 of 4 in cluster B**

SWEEPS UST **S101583498**
CA FID UST **N/A**

Relative:
Lower

SWEEPS UST:
Status: Not reported
Comp Number: 7056
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

Actual:
326 ft.

CA FID UST:
Facility ID: 19004022
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 1313 N VINE ST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900280000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

B7 **PARAGON CLEANERS**
SSW **1310 N VINE ST**
< 1/8 **HOLLYWOOD, CA 90028**
0.029 mi.
153 ft. **Site 2 of 4 in cluster B**

RCRA-SQG **1000146206**
CAD981625676

Relative:
Lower

RCRA-SQG:
Date form received by agency: 12/05/2008
Facility name: PARAGON CLEANERS
Facility address: 1310 N VINE ST
HOLLYWOOD, CA 90028
EPA ID: CAD981625676
Contact: VARTY MAZLEMIAN PRES
Contact address: 1310 VINE ST
HOLLYWOOD, CA 90028
Contact country: US

Actual:
326 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PARAGON CLEANERS (Continued)

1000146206

Contact telephone: 323-465-4663
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: BOB MAZLEMIAN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: BOLEV INC
Owner/operator address: 1310 VINE ST
LOS ANGELES, CA 90028
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/1976
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: VARTY MAZLEMIAN
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1974
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PARAGON CLEANERS (Continued)

1000146206

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

Waste code: F002
Waste name:

THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Historical Generators:

Date form received by agency: 09/01/1996
Site name: PARAGON CLEANERS
Classification: Small Quantity Generator

Violation Status: No violations found

B8
SSW
< 1/8
0.029 mi.
153 ft.

PARAGON CLEANERS
1310 VINE STREET
HOLLYWOOD, CA 90028
Site 3 of 4 in cluster B

SLIC S107473167
BROWNFIELDS N/A

Relative:
Lower

SLIC:

Region: STATE
Facility Status: **Open - Site Assessment**

Actual:
326 ft.

Status Date: 07/13/2015
Global Id: SL0603766574
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.0946610731753
Longitude: -118.326382935047
Case Type: Cleanup Program Site
Case Worker: JB
Local Agency: Not reported
RB Case Number: 1186
File Location: Regional Board
Potential Media Affected: Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil, Soil Vapor, Under Investigation
Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Benzene
Site History: Paragon cleaners is located on the northeast corner of the intersection of Vine Street and Fountain Avenue. Ground water has been impacted by the contaminant PCE due to operations at the dry cleaners. The dry cleaner has been in operation since 1961, and in 2006, switched to "green" chemicals. The site owner has been issued a

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PARAGON CLEANERS (Continued)

S107473167

Cleanup and Abatement Order (CAO) from the state for assessment and cleanup.

Click here to access the California GeoTracker records for this facility:

BROWNFIELDS:

Global ID: SL0603766574

B9
WSW
< 1/8
0.047 mi.
246 ft.

POST GROUP INC
6335 HOMEWOOD AVE
LOS ANGELES, CA 90028
Site 4 of 4 in cluster B

RCRA-SQG 1001217308
CAR000031906

Relative:
Lower

RCRA-SQG:

Date form received by agency: 09/25/1997
Facility name: POST GROUP INC
Facility address: 6335 HOMEWOOD AVE
LOS ANGELES, CA 90028
EPA ID: CAR000031906
Contact: MARTIN KATZ
Contact address: 6335 HOMEWOOD AVE
LOS ANGELES, CA 90028
Contact country: US
Contact telephone: (213) 462-2300
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

Actual:
331 ft.

Owner/Operator Summary:

Owner/operator name: ON LINE GROUP
Owner/operator address: 6335 HOMEWOOD AVE
LOS ANGELES, CA 90028
Owner/operator country: Not reported
Owner/operator telephone: (213) 462-2300
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

POST GROUP INC (Continued)

1001217308

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D000
. Waste name: Not Defined

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F004
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Violation Status: No violations found

10
WNW
< 1/8
0.085 mi.
448 ft.

LIROL CORPORATION
6350 DE LONGPRE AVE
LOS ANGELES, CA 90028

UST U003780434
N/A

Relative:
Higher

UST:
Facility ID: 23977
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.097261
Longitude: -118.326478

Actual:
339 ft.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

C11
SSW
 < 1/8
 0.092 mi.
 484 ft.

FOUNTAIN-VINE PLAZA
1253 NORTH VINE STREET
HOLLYWOOD, CA 90038

SLIC **S107619977**
BROWNFIELDS **N/A**

Site 1 of 4 in cluster C

Relative:
Lower

SLIC:

Region: STATE
Facility Status: Open - Site Assessment

Actual:
320 ft.

Status Date: 03/03/2015
 Global Id: SL0603734628
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Lead Agency Case Number: Not reported
 Latitude: 34.0941657505915
 Longitude: -118.327099084854
 Case Type: Cleanup Program Site
 Case Worker: MZ
 Local Agency: Not reported
 RB Case Number: 1196
 File Location: Regional Board
 Potential Media Affected: Aquifer used for drinking water supply
 Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Gasoline
 Site History: The southwest corner of the intersection of Fountain Ave and Vine Street contained a former dry cleaning facility and a former gasoline station. The RP has not yet complied with Regional Board requirements to conduct additional soil and groundwater investigations in the northeastern portion of the site..

[Click here to access the California GeoTracker records for this facility:](#)

BROWNFIELDS:

Global ID: SL0603734628

C12
SSW
 < 1/8
 0.096 mi.
 509 ft.

1245 NORTH VINE
HOLLYWOOD, CA 90038

CHMIRS **S105642864**
N/A

Site 2 of 4 in cluster C

Relative:
Lower

CHMIRS:

OES Incident Number: 17045
 OES notification: Not reported
 OES Date: 12/19/1996
 OES Time: 02:41:06 PM
Date Completed: Not reported
 Property Use: Not reported
 Agency Id Number: Not reported
 Agency Incident Number: Not reported
 Time Notified: Not reported
 Time Completed: Not reported
 Surrounding Area: Not reported
 Estimated Temperature: Not reported
 Property Management: Not reported
 More Than Two Substances Involved?: Not reported
 Resp Agncy Personel # Of Decontaminated: Not reported
 Responding Agency Personel # Of Injuries: Not reported
 Responding Agency Personel # Of Fatalities: Not reported
 Others Number Of Decontaminated: Not reported
 Others Number Of Injuries: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S105642864

Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	NO
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	unknown
Containment:	Not reported
What Happened:	Not reported
Type:	CHEMICAL
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1996
Agency:	citizen
Incident Date:	???? 15 Nov 96
Admin Agency:	Not reported
Amount:	aprox 5 lbs
Contained:	NO
Site Type:	RESIDENCE
E Date:	Not reported
Substance:	boric acid
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	NO
Number of Injuries:	NO
Number of Fatalities:	NO
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	spread around apartment in large quantities for roaches

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

C13
South
< 1/8
0.097 mi.
511 ft.

MARQUIS CLEANERS
1246 N VINE ST
HOLLYWOOD, CA 90038

Site 3 of 4 in cluster C

RCRA-SQG **1000350792**
CAD981617319

Relative:
Lower

RCRA-SQG:

Date form received by agency: 09/01/1996
 Facility name: MARQUIS CLEANERS
 Facility address: 1246 N VINE ST
 HOLLYWOOD, CA 90038
 EPA ID: CAD981617319
 Contact: Not reported
 Contact address: 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

Actual:
319 ft.

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Owner/operator name: JOHN T MAURO
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

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

MARQUIS CLEANERS (Continued)

1000350792

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: 12/04/1986
 Site name: MARQUIS CLEANERS
 Classification: Large Quantity Generator

Violation Status: No violations found

C14
South
< 1/8
0.097 mi.
511 ft.

SNOW WHITE CLEANERS
1246 NORTH VINE STREET, LOS ANGELES, CA
LOS ANGELES, CA 90038

ENVIROSTOR **S109348548**
VCP **N/A**

Site 4 of 4 in cluster C

Relative:
Lower

ENVIROSTOR:
 Facility ID: 60000967
 Status: Certified O&M - Land Use Restrictions Only
 Status Date: 08/07/2013
 Site Code: 301397
 Site Type: Voluntary Cleanup
 Site Type Detailed: Voluntary Cleanup
 Acres: 1.49
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Manjul Bose
 Supervisor: Javier Hinojosa
 Division Branch: Cleanup Chatsworth
 Assembly: 50
 Senate: 26
 Special Program: Voluntary Cleanup Program
 Restricted Use: YES
 Site Mgmt Req: NONE SPECIFIED
 Funding: Responsible Party
 Latitude: 34.09369
 Longitude: -118.3265
 APN: 5534-001-400, 5534001400
 Past Use: DRY CLEANING
 Potential COC: Tetrachloroethylene (PCE
 Confirmed COC: Tetrachloroethylene (PCE
 Potential Description: IA, SOIL, SV
 Alias Name: 5534-001-400
 Alias Type: APN
 Alias Name: 5534001400
 Alias Type: APN
 Alias Name: 301397
 Alias Type: Project Code (Site Code)
 Alias Name: 60000967
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Cost Recovery Closeout Memo

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SNOW WHITE CLEANERS (Continued)

S109348548

Completed Date: 08/07/2013
Comments: CRU Memo Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/2010
Comments: Letter sent with billing package.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/22/2009
Comments: Fieldwork completed. Preliminary results received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/22/2009
Comments: ESA workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SNOW WHITE CLEANERS (Continued)

S109348548

at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SNOW WHITE CLEANERS (Continued)

S109348548

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Facility ID: 60000967
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.49
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Manjul Bose
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Site Code: 301397
Assembly: 50
Senate: 26
Special Programs Code: Voluntary Cleanup Program
Status: Certified O&M - Land Use Restrictions Only
Status Date: 08/07/2013
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 34.09369 / -118.3265
APN: 5534-001-400, 5534001400

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SNOW WHITE CLEANERS (Continued)

S109348548

Past Use: DRY CLEANING
Potential COC: 30022
Confirmed COC: 30022
Potential Description: IA, SOIL, SV
Alias Name: 5534-001-400
Alias Type: APN
Alias Name: 5534001400
Alias Type: APN
Alias Name: 301397
Alias Type: Project Code (Site Code)
Alias Name: 60000967
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/07/2013
Comments: CRU Memo Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/04/2010
Comments: Letter sent with billing package.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 07/20/2012
Comments: 1st demand letter sent out

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/15/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/22/2009
Comments: Fieldwork completed. Preliminary results received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 07/22/2009
Comments: ESA workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 02/25/2010
Comments: No more revisions on SCR, GW monitoring well installation workplan approved as of 2/25/2010.

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SNOW WHITE CLEANERS (Continued)

S109348548

Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 09/16/2009
Comments: Sent out DTSC response.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Installation Workplan
Completed Date: 02/25/2010
Comments: No More Revisions on document. Workplan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/31/2010
Comments: GW wells have been installed and sampled by RP. DTSC was not present at sampling event.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 08/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/14/2010
Comments: Completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/15/2011
Comments: Comments Issued on November 2010 GWMR

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring report received. NO comments issued. Single comment verbally mentioned to RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/17/2011
Comments: Groundwater monitoring approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/20/2012
Comments: Approved after meeting with RP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SNOW WHITE CLEANERS (Continued)

S109348548

Completed Document Type: Site Characterization Report
Completed Date: 09/25/2012
Comments: Site determined for NFA approval, to be issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 09/25/2012
Comments: Pre-NFA Letter issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/25/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 08/01/2013
Comments: LUC Filed with County on 7/25/2013, received by DTSC 8/1/2013

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 08/07/2013
Comments: NFA Letter Issued

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/21/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 09/17/2008
Comments: VCA Agreement was signed off by Tedd Yargeau.

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

15
 SW
 < 1/8
 0.100 mi.
 526 ft.

ENCORE VIDEO INC
6344 FOUNTAIN AVE
HOLLYWOOD, CA 90028

RCRA-SQG 1000341288
CAD982523961

Relative:
Lower

RCRA-SQG:

Date form received by agency: 09/01/1996
 Facility name: ENCORE VIDEO INC
 Facility address: 6344 FOUNTAIN AVE
 HOLLYWOOD, CA 90028
 EPA ID: CAD982523961
 Mailing address: FOUNTAIN AVE
 HOLLYWOOD, CA 90028
 Contact: Not reported
 Contact address: Not reported
 Not reported
 Contact country: US
 Contact telephone: Not reported
 Contact email: Not reported
 EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
323 ft.

Owner/Operator Summary:

Owner/operator name: L CHERNOFF, C CHUBAK, S MCCOY
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ENCORE VIDEO INC (Continued)

1000341288

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

**16
NNW
< 1/8
0.107 mi.
564 ft.**

**SUNSET AND VINE TOWER
1480 VINE ST
HOLLYWOOD, CA 90028**

**RCRA-LQG 1010562053
CAR000186205**

**Relative:
Higher**

RCRA-LQG:

Date form received by agency: 07/31/2007
Facility name: SUNSET AND VINE TOWER
Facility address: 1480 VINE ST
HOLLYWOOD, CA 90028
EPA ID: CAR000186205
Mailing address: 6922 HOLLYWOOD BLVD
NO 900
HOLLYWOOD, CA 90028
Contact: RYAN S HARTER
Contact address: 6922 HOLLYWOOD BLVD NO 900
HOLLYWOOD, CA 90028
Contact country: US
Contact telephone: 323-860-4933
Contact email: RHARTER@CIMGROUP.COM
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

**Actual:
350 ft.**

Owner/Operator Summary:

Owner/operator name: CIM SUNSET AND VINE LP
Owner/operator address: 6922 HOLLYWOOD BLVD NO 900
HOLLYWOOD, CA 90028
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 08/15/2006
Owner/Op end date: Not reported

Owner/operator name: CIM GROUP

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SUNSET AND VINE TOWER (Continued)

1010562053

Owner/operator address: Not reported
 Owner/operator country: Not reported
 Owner/operator telephone: Not reported
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: 08/15/2006
 Owner/Op end date: Not reported

Handler Activities Summary:

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

. Waste code: D008
 . Waste name: LEAD

Violation Status: No violations found

17
 SSE
 1/8-1/4
 0.129 mi.
 683 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 9
FOUNTAIN AVENUE/LA MIRADA AVENUE
LOS ANGELES, CA 90038

ENVIROSTOR S107737287
N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 19880062
 Status: Inactive - Withdrawn
 Status Date: 08/20/2002
 Site Code: 304128
 Site Type: School Investigation
 Site Type Detailed: School
 Acres: 2.7
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Not reported
 Supervisor: Mark Malinowski
 Division Branch: Southern California Schools & Brownfields Outreach
 Assembly: 50
 Senate: 26
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: School District
 Latitude: 34.09357

Actual:
320 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SANTA MONICA/VINE PRIMARY SITE NO. 9 (Continued)

S107737287

Longitude: -118.3245
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #9/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #9
Alias Type: Alternate Name
Alias Name: 304052
Alias Type: Project Code (Site Code)
Alias Name: 304128
Alias Type: Project Code (Site Code)
Alias Name: 19880062
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

D18 **FIRE STATION #27**
West **1355 CAHUENGA BLVD N**
1/8-1/4 **LOS ANGELES, CA**
0.159 mi.
840 ft. **Site 1 of 3 in cluster D**

RGA LUST **S114620146**
N/A

Relative:
Higher

RGA LUST:

2012	FIRE STATION #27	1355 CAHUENGA BLVD N
2011	FIRE STATION #27	1355 CAHUENGA BLVD N
2010	FIRE STATION #27	1355 CAHUENGA BLVD N
2009	FIRE STATION #27	1355 CAHUENGA BLVD N
2008	FIRE STATION #27	1355 CAHUENGA BLVD N
2007	FIRE STATION #27	1355 CAHUENGA BLVD N
2006	FIRE STATION #27	1355 CAHUENGA BLVD N
2005	FIRE STATION #27	1355 CAHUENGA BLVD N
2004	FIRE STATION #27	1355 CAHUENGA BLVD N
2003	FIRE STATION #27	1355 CAHUENGA BLVD N
2002	FIRE STATION #27	1355 CAHUENGA BLVD N
2001	FIRE STATION #27	1355 CAHUENGA BLVD N
2000	FIRE STATION #27	1355 CAHUENGA BLVD N
1998	FIRE STATION #27	1355 CAHUENGA BLVD N
1997	FIRE STATION #27	1355 CAHUENGA BLVD N
1995	FIRE STATION #27	1355 CAHUENGA BLVD N
1994	FIRE STATION #27	1355 CAHUENGA BLVD N

Actual:
336 ft.

D19 **FIRE STATION #27**
West **1355 CAHUENGA BLVD., N.**
1/8-1/4 **LOS ANGELES, CA**
0.159 mi.
840 ft. **Site 2 of 3 in cluster D**

RGA LUST **S114620148**
N/A

Relative:
Higher

RGA LUST:

1993	FIRE STATION #27	1355 CAHUENGA BLVD., N.
------	------------------	-------------------------

Actual:
336 ft.

D20 **FIRE STATION #27**
West **1355 N CAHUENGA BLVD**
1/8-1/4 **LOS ANGELES, CA 90028**
0.159 mi.
840 ft. **Site 3 of 3 in cluster D**

LUST **S101582937**
N/A

Relative:
Higher

LUST:

Region:	STATE
Global Id:	T0603700508
Latitude:	34.0954743
Longitude:	-118.3291961
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/13/1997
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900120098
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Actual:
336 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRE STATION #27 (Continued)

S101582937

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603700508
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700508
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:

Global Id: T0603700508
Status: Completed - Case Closed
Status Date: 06/13/1997

Global Id: T0603700508
Status: Open - Case Begin Date
Status Date: 08/25/1988

Global Id: T0603700508
Status: Open - Site Assessment
Status Date: 02/09/1989

Global Id: T0603700508
Status: Open - Verification Monitoring
Status Date: 01/07/1997

Regulatory Activities:

Global Id: T0603700508
Action Type: Other
Date: 08/25/1988
Action: Leak Reported

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900120098
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRE STATION #27 (Continued)

S101582937

Abatement Method Used at the Site:	Not reported
Global ID:	T0603700508
W Global ID:	Not reported
Staff:	UNK
Local Agency:	19050
Cross Street:	Not reported
Enforcement Type:	Not reported
Date Leak Discovered:	Not reported
Date Leak First Reported:	8/25/1988
Date Leak Record Entered:	Not reported
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	7/25/1997
Date the Case was Closed:	6/13/1997
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	11578.996127541595838756321511
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	2/9/1989
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	1/7/1997
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CITY OF LOS ANGELES, DPW
RP Address:	650 S. SPRING ST., SUITE 200, LOS ANGELES CA 90014-1911
Program:	LUST
Lat/Long:	34.0954743 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	5/1/97 - G.W. MONITORING REPORT RECEIVED CONTAMINANTS INCLUDE BENZENE AND DERIVATIVES. TPH MAXIMUM 3400 PPM

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

E21 NW 1/8-1/4 0.195 mi. 1032 ft.	TEXACO #0374 6409 SUNSET BLVD HOLLYWOOD, CA Site 1 of 6 in cluster E	RGA LUST	S114699595 N/A
---	--	-----------------	--------------------------

Relative: Higher RGA LUST: 1996 TEXACO #0374 6409 SUNSET BLVD

Actual: 356 ft.

E22 NW 1/8-1/4 0.195 mi. 1032 ft.	TEXACO #0374 (FORMER) 6409 SUNSET BLVD HOLLYWOOD, CA Site 2 of 6 in cluster E	RGA LUST	S114699593 N/A
---	---	-----------------	--------------------------

Relative: Higher RGA LUST:

	2012	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2011	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
Actual: 356 ft.	2010	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2009	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2008	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2007	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2006	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2005	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2003	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2002	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2001	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	2000	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	1998	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
	1997	TEXACO #0374 (FORMER)	6409 SUNSET BLVD

E23 NW 1/8-1/4 0.211 mi. 1112 ft.	TEXACO #0374 (FORMER) 6409 SUNSET BLVD HOLLYWOOD, CA 90028 Site 3 of 6 in cluster E	LUST	S102438644 N/A
---	---	-------------	--------------------------

Relative: Higher LUST:

	Region:	STATE
Actual: 359 ft.	Global Id:	T0603700751
	Latitude:	34.0980372
	Longitude:	-118.3290581
	Case Type:	LUST Cleanup Site
	Status:	Completed - Case Closed
	Status Date:	10/28/1996
	Lead Agency:	LOS ANGELES RWQCB (REGION 4)
	Case Worker:	YR
	Local Agency:	LOS ANGELES, CITY OF
	RB Case Number:	900280016
	LOC Case Number:	Not reported
	File Location:	Not reported
	Potential Media Affect:	Aquifer used for drinking water supply
	Potential Contaminants of Concern:	Gasoline
	Site History:	Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact: Global Id: T0603700751

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO #0374 (FORMER) (Continued)

S102438644

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700751
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:

Global Id: T0603700751
Status: Completed - Case Closed
Status Date: 10/28/1996

Global Id: T0603700751
Status: Open - Case Begin Date
Status Date: 10/02/1985

Global Id: T0603700751
Status: Open - Remediation
Status Date: 01/07/1988

Global Id: T0603700751
Status: Open - Verification Monitoring
Status Date: 10/01/1991

Regulatory Activities:

Global Id: T0603700751
Action Type: Other
Date: 10/02/1985
Action: Leak Reported

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900280016
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: ITVS
Global ID: T0603700751
W Global ID: Not reported
Staff: UNK
Local Agency: 19050

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TEXACO #0374 (FORMER) (Continued)

S102438644

Cross Street: CAHUENGA
 Enforcement Type: Not reported
 Date Leak Discovered: Not reported
 Date Leak First Reported: 10/2/1985
 Date Leak Record Entered: 12/31/1986
 Date Confirmation Began: Not reported
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: 9/6/1991
 Date the Case was Closed: 10/28/1996
 How Leak Discovered: Not reported
 How Leak Stopped: Not reported
 Cause of Leak: UNK
 Leak Source: Tank
 Operator: Not reported
 Water System: Not reported
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 12309.14729896477048370831451
 Source of Cleanup Funding: Tank
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: 1/7/1988
 Post Remedial Action Monitoring Began: 10/1/1991
 Enforcement Action Date: Not reported
 Historical Max MTBE Date: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil: Not reported
 Significant Interim Remedial Action Taken: Yes
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: TEXACO REFINING & MARKETING
 RP Address: 10 UNIVERSAL CITY PLAZA, UNIVERSAL CITY CA 91608
 Program: LUST
 Lat/Long: 34.0980372 / -1
 Local Agency Staff: PEJ
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Assigned Name: Not reported
 Summary: REVISED WDR ADOPTED 08/24/87. G/W TREATMENT SYSTEM IS OPERATIONAL.
 TANK REMOVED. SOIL
 VENTING FOR SOIL CLEANUP IN SITU DEGRATION FOR GROUND WATER CLEANUP

E24
 NW
 1/8-1/4
 0.211 mi.
 1112 ft.

TEXACO #0374
6409 SUNSET BLVD
LOS ANGELES, CA
 Site 4 of 6 in cluster E

RGA LUST S114699596
N/A

Relative:
 Higher

RGA LUST: 1995 TEXACO #0374 6409 SUNSET BLVD

Actual:
 359 ft.

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

E25
NW
1/8-1/4
0.211 mi.
1112 ft.

TEXACO STATION #0374
6409 SUNSET BLVD
LOS ANGELES, CA

Site 5 of 6 in cluster E

RGA LUST **S114700715**
N/A

Relative:
Higher

RGA LUST:

1994	TEXACO STATION #0374	6409 SUNSET BLVD
1993	TEXACO STATION #0374	6409 SUNSET BLVD

Actual:
359 ft.

E26
NW
1/8-1/4
0.211 mi.
1112 ft.

TEXACO #0374 (FORMER)
6409 SUNSET BLVD
LOS ANGELES, CA

Site 6 of 6 in cluster E

RGA LUST **S114699594**
N/A

Relative:
Higher

RGA LUST:

2004	TEXACO #0374 (FORMER)	6409 SUNSET BLVD
------	-----------------------	------------------

Actual:
359 ft.

F27
South
1/4-1/2
0.310 mi.
1639 ft.

MOBIL #18-LA4
6301 SANTA MONICA BL
LOS ANGELES, CA 90038

Site 1 of 2 in cluster F

LUST **S106116257**
N/A

Relative:
Lower

LUST:

Region:	STATE
Global Id:	T0603799318
Latitude:	34.090837
Longitude:	-118.326877
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	12/17/2009
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	DMB
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900380452
LOC Case Number:	UNK
File Location:	Regional Board
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Actual:
304 ft.

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603799318
Contact Type:	Regional Board Caseworker
Contact Name:	DAVID M. BJOSTAD
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4th Street, Suite 200
City:	Los Angeles
Email:	dbjostad@waterboards.ca.gov
Phone Number:	Not reported

Global Id:	T0603799318
Contact Type:	Local Agency Caseworker
Contact Name:	TBD
Organization Name:	LOS ANGELES, CITY OF

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #18-LA4 (Continued)

S106116257

Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Status History:

Global Id: T0603799318
Status: Completed - Case Closed
Status Date: 12/17/2009

Global Id: T0603799318
Status: Open - Case Begin Date
Status Date: 03/01/2001

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 11/29/2001

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 01/02/2002

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 11/13/2002

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 09/12/2003

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 03/18/2005

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 10/26/2005

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 08/12/2007

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 12/06/2007

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 05/14/2008

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 11/07/2008

Global Id: T0603799318
Status: Open - Site Assessment
Status Date: 03/16/2009

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #18-LA4 (Continued)

S106116257

Regulatory Activities:

Global Id:	T0603799318
Action Type:	RESPONSE
Date:	04/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	07/07/2009
Action:	Pilot Study/ Treatability Report
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	04/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	10/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	01/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	07/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	10/15/2009
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	09/29/2009
Action:	Request for Closure
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	10/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	04/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	11/27/2002
Action:	Soil and Water Investigation Report
Global Id:	T0603799318

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #18-LA4 (Continued)

S106116257

Action Type: RESPONSE
Date: 09/03/2002
Action: Soil and Water Investigation Workplan

Global Id: T0603799318
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: ENFORCEMENT
Date: 11/05/2009
Action: Site Visit / Inspection / Sampling

Global Id: T0603799318
Action Type: Other
Date: 04/20/2001
Action: Leak Reported

Global Id: T0603799318
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603799318
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 09/19/2007

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #18-LA4 (Continued)

S106116257

Action: Interim Remedial Action Report

Global Id: T0603799318
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 09/12/2007
Action: Soil and Water Investigation Report

Global Id: T0603799318
Action Type: ENFORCEMENT
Date: 12/17/2009
Action: Closure/No Further Action Letter

Global Id: T0603799318
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 05/14/2008
Action: Soil and Water Investigation Workplan

Global Id: T0603799318
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 12/12/2008
Action: Well Installation Report

Global Id: T0603799318
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: REMEDIATION
Date: 03/12/2001
Action: Excavation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #18-LA4 (Continued)

S106116257

Global Id:	T0603799318
Action Type:	ENFORCEMENT
Date:	05/27/2004
Action:	Staff Letter
Global Id:	T0603799318
Action Type:	Other
Date:	03/01/2001
Action:	Leak Discovery
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	10/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	01/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	08/18/2008
Action:	Pilot Study / Treatability Workplan
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	12/06/2007
Action:	Soil and Water Investigation Workplan
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	03/18/2005
Action:	Soil and Water Investigation Workplan
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	11/05/2003
Action:	Well Installation Report
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	04/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	RESPONSE
Date:	01/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603799318
Action Type:	ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #18-LA4 (Continued)

S106116257

Date: 08/30/2002
Action: Staff Letter

Global Id: T0603799318
Action Type: ENFORCEMENT
Date: 07/30/2002
Action: Staff Letter

Global Id: T0603799318
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603799318
Action Type: RESPONSE
Date: 04/17/2009
Action: Well Installation Report

Global Id: T0603799318
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603799318
Action Type: REMEDIATION
Date: 05/06/2008
Action: Soil Vapor Extraction (SVE)

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900380452
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: UNK
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603799318
W Global ID: Not reported
Staff: TCS
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: NA
Date Leak Discovered: 3/1/2001
Date Leak First Reported: 4/20/2001
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/20/2002
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: Not reported
Cause of Leak: Corrosion
Leak Source: Piping

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MOBIL #18-LA4 (Continued)

S106116257

Operator: NICK PUIG
 Water System: Not reported
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 9823.672755498792460279299989
 Source of Cleanup Funding: Piping
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: 11/29/2001
 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: 5/8/2003
 Hist Max MTBE Conc in Groundwater: 7050
 Hist Max MTBE Conc in Soil: 250
 Significant Interim Remedial Action Taken: Not reported
 GW Qualifier: =
 Soil Qualifier: =
 Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: NICK PUIG
 RP Address: 3700 W. 190TH ST., TPT2
 Program: LUST
 Lat/Long: 34.090837 / -1
 Local Agency Staff: Not reported
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Assigned Name: Not reported
 Summary: Haz Mat incident report filed

F28
 South
 1/4-1/2
 0.310 mi.
 1639 ft.

MOBIL #18-LA4
6301 SANTA MONICA BL
LOS ANGELES, CA
 Site 2 of 2 in cluster F

RGA LUST S114653470
N/A

Relative:
Lower

RGA LUST:

2012	MOBIL #18-LA4	6301 SANTA MONICA BL
2011	MOBIL #18-LA4	6301 SANTA MONICA BL
2010	MOBIL #18-LA4	6301 SANTA MONICA BL
2009	MOBIL #18-LA4	6301 SANTA MONICA BL
2008	MOBIL #18-LA4	6301 SANTA MONICA BL
2007	MOBIL #18-LA4	6301 SANTA MONICA BL
2006	MOBIL #18-LA4	6301 SANTA MONICA BL
2005	MOBIL #18-LA4	6301 SANTA MONICA BL
2004	MOBIL #18-LA4	6301 SANTA MONICA BL
2003	MOBIL #18-LA4	6301 SANTA MONICA BL
2002	MOBIL #18-LA4	6301 SANTA MONICA BL

Actual:
304 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G29
SSW
1/4-1/2
0.324 mi.
1713 ft.

PACIFIC TITLE MIRAGE OPTICAL
6350 SANTA MONICA BLVD.
LOS ANGELES, CA 90038

SLIC 1000249958
BROWNFIELDS CAD028571529

Site 1 of 3 in cluster G

Relative:
Lower

SLIC:

Actual:
301 ft.

Region: STATE
Facility Status: Open - Eligible for Closure
Status Date: 11/16/2015
Global Id: SL0603786691
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.090493
Longitude: -118.328047
Case Type: Cleanup Program Site
Case Worker: ACJ
Local Agency: Not reported
RB Case Number: 1224
File Location: Regional Board
Potential Media Affected: Indoor Air, Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Potential Contaminants of Concern: * Chlorinated Hydrocarbons, Tetrachloroethylene (PCE)
Site History: The Site was occupied by a motion picture post-production facility where titles, visual effects and special effects were applied onto motion picture film. The post-production motion picture facility was in operation from approximately 1946 to 2009. Operations in the main building included internal film developing and associated film cleaning and optical printing to support post-production processes. The main building housed office space, film developing, printing and film cleaning process units, studios and film viewing theaters. The garage-like structure in the southwest portion of the subject property was used for storage of equipment, paints, janitorial chemicals and other materials. In 2009, the Amidi Group acquired ownership of the property from PTAS for re- development of the main building into an executive office complex. The redevelopment was completed in June 2013.

[Click here to access the California GeoTracker records for this facility:](#)

BROWNFIELDS:

Global ID: SL0603786691

H30
WNW
1/4-1/2
0.330 mi.
1740 ft.

SUNSET LANDMARK
6525 SUNSET BLVD.
LOS ANGELES, CA 90028

LUST S109117735
N/A

Site 1 of 2 in cluster H

Relative:
Higher

LUST:

Actual:
354 ft.

Region: STATE
Global Id: T0603757351
Latitude: 34.098386
Longitude: -118.331994
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/16/2009
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUNSET LANDMARK (Continued)

S109117735

Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900280170
LOC Case Number: 4691
File Location: Regional Board
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603757351
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603757351
Contact Type: Regional Board Caseworker
Contact Name: MARYAM TAIDY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mtaidy@waterboards.ca.gov
Phone Number: 2135766741

Status History:

Global Id: T0603757351
Status: Completed - Case Closed
Status Date: 01/16/2009

Global Id: T0603757351
Status: Open - Case Begin Date
Status Date: 10/29/2006

Global Id: T0603757351
Status: Open - Site Assessment
Status Date: 04/22/2008

Regulatory Activities:

Global Id: T0603757351
Action Type: RESPONSE
Date: 12/03/2008
Action: Electronic Reporting Submittal Due

Global Id: T0603757351
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603757351
Action Type: ENFORCEMENT
Date: 01/16/2009
Action: Closure/No Further Action Letter

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SUNSET LANDMARK (Continued)

S109117735

Global Id:	T0603757351
Action Type:	Other
Date:	10/29/2006
Action:	Leak Reported
Global Id:	T0603757351
Action Type:	Other
Date:	10/29/2006
Action:	Leak Discovery
Global Id:	T0603757351
Action Type:	ENFORCEMENT
Date:	06/24/2008
Action:	13267 Requirement
Global Id:	T0603757351
Action Type:	REMEDIATION
Date:	10/29/2006
Action:	Excavation
Global Id:	T0603757351
Action Type:	RESPONSE
Date:	07/24/2008
Action:	Other Report / Document

H31
WNW
 1/4-1/2
 0.330 mi.
 1740 ft.

SUNSET LANDMARK
6525 SUNSET BLVD.
LOS ANGELES, CA
 Site 2 of 2 in cluster H

RGA LUST **S114697346**
 N/A

Relative:
Higher

RGA LUST:	2012	SUNSET LANDMARK	6525 SUNSET BLVD.
	2011	SUNSET LANDMARK	6525 SUNSET BLVD.
Actual:	2010	SUNSET LANDMARK	6525 SUNSET BLVD.
354 ft.	2009	SUNSET LANDMARK	6525 SUNSET BLVD.
	2008	SUNSET LANDMARK	6525 SUNSET BLVD.

G32
SSW
 1/4-1/2
 0.330 mi.
 1741 ft.

ABE'S CAR WASH
6379 SANTA MONICA BLVD
LOS ANGELES, CA 90046
 Site 2 of 3 in cluster G

LUST **S103281982**
 N/A

Relative:
Lower

LUST:	STATE
Region:	T0603701084
Global Id:	34.091078
Latitude:	-118.32849
Longitude:	LUST Cleanup Site
Case Type:	Completed - Case Closed
Status:	06/21/2000
Status Date:	LOS ANGELES, CITY OF
Lead Agency:	EL
Case Worker:	LOS ANGELES, CITY OF
Local Agency:	

Actual:
302 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ABE'S CAR WASH (Continued)

S103281982

RB Case Number: 900460061
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603701084
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603701084
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:

Global Id: T0603701084
Status: Completed - Case Closed
Status Date: 06/21/2000

Global Id: T0603701084
Status: Open - Case Begin Date
Status Date: 06/10/1993

Global Id: T0603701084
Status: Open - Site Assessment
Status Date: 02/03/1998

Regulatory Activities:

Global Id: T0603701084
Action Type: Other
Date: 06/10/1993
Action: Leak Discovery

Global Id: T0603701084
Action Type: Other
Date: 06/10/1993
Action: Leak Reported

LUST REG 4:

Region: 4
Regional Board: 04

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ABE'S CAR WASH (Continued)

S103281982

County: Los Angeles
Facility Id: 900460061
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: T0603701084
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: CAHUENGA BLVD
Enforcement Type: Not reported
Date Leak Discovered: 6/10/1993
Date Leak First Reported: 6/10/1993
Date Leak Record Entered: 2/9/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/21/2000
Date the Case was Closed: 6/21/2000
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 10131.086234222227731268406211
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 2/3/1998
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: .05
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: <
Organization: Not reported
Owner Contact: Not reported
Responsible Party: TIDE AUTO SPA CAR WASH
RP Address: 7385 SANTA MONICA BLVD., LOS ANGELES, CA 90046
Program: LUST
Lat/Long: 34.0907855 / -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

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

G33 **ABE'S CAR WASH**
SSW **6379 SANTA MONICA BLVD**
1/4-1/2 **LOS ANGELES, CA**
0.330 mi.
1741 ft. **Site 3 of 3 in cluster G**

RGA LUST **S114568198**
N/A

Relative:
Lower

RGA LUST:

2012	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2011	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2010	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2009	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2008	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2007	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2006	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2005	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2004	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2003	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2002	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2001	ABE'S CAR WASH	6379 SANTA MONICA BLVD
2000	ABE'S CAR WASH	6379 SANTA MONICA BLVD
1998	ABE'S CAR WASH	6379 SANTA MONICA BLVD

Actual:
302 ft.

34 **SANTA MONICA HOLDINGS**
SSE **6150 SANTA MONICA BL.**
1/4-1/2 **LOS ANGELES, CA 90038**
0.334 mi.
1761 ft.

ENVIROSTOR **S106797551**
N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 19000032
Status: Refer: 1248 Local Agency
Status Date: 04/09/2001
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.09045
Longitude: -118.3233
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19000032
Alias Type: Envirostor ID Number

Actual:
310 ft.

Completed Info:

Completed Area Name: PROJECT WIDE

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SANTA MONICA HOLDINGS (Continued)

S106797551

Completed Sub Area Name: Not reported
 Completed Document Type: SB 1248 Notification
 Completed Date: 04/09/2001
 Comments: Not reported

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

I35
SSE
 1/4-1/2
 0.349 mi.
 1843 ft.

SHELL #KWIK#8
6115 SANTA MONICA BLVD
HOLLYWOOD, CA

RGA LUST S114686557
N/A

Site 1 of 6 in cluster I

Relative:
Lower

RGA LUST:

1997	SHELL #KWIK#8	6115 SANTA MONICA BLVD
1996	SHELL #KWIK#8	6115 SANTA MONICA BLVD

Actual:
312 ft.

I36
SSE
 1/4-1/2
 0.349 mi.
 1843 ft.

SHELL STATION/AL-SAL OIL CO #8
6115 SANTA MONICA BLVD
HOLLYWOOD, CA

RGA LUST S114688737
N/A

Site 2 of 6 in cluster I

Relative:
Lower

RGA LUST:

2012	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2011	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2010	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2009	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2008	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2007	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2006	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2005	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2003	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2002	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2001	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
2000	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD
1998	SHELL STATION/AL-SAL OIL CO #8	6115 SANTA MONICA BLVD

Actual:
312 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

I37
SSE
1/4-1/2
0.349 mi.
1843 ft.

SHELL STATION/AL-SAL OIL
6115 SANTA MONICA
LOS ANGELES, CA 90038

LUST **S105126339**
N/A

Site 3 of 6 in cluster I

Relative:
Lower

LUST:

Actual:
312 ft.

Region: STATE
 Global Id: T0603700918
 Latitude: 34.0908035
 Longitude: -118.3227048
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 07/01/2009
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: DPP
 Local Agency: LOS ANGELES, CITY OF
 RB Case Number: 900380070
 LOC Case Number: Not reported
 File Location: Regional Board
 Potential Media Affect: Aquifer used for drinking water supply
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603700918
 Contact Type: Regional Board Caseworker
 Contact Name: DANIEL PIROTTON
 Organization Name: LOS ANGELES RWQCB (REGION 4)
 Address: Not reported
 City: R4 UNKNOWN
 Email: dpirotton@waterboards.ca.gov
 Phone Number: 2135766714

Global Id: T0603700918
 Contact Type: Local Agency Caseworker
 Contact Name: ELOY LUNA
 Organization Name: LOS ANGELES, CITY OF
 Address: 200 North Main Street, Suite 1780
 City: LOS ANGELES
 Email: eloy.luna@lacity.org
 Phone Number: Not reported

Status History:

Global Id: T0603700918
 Status: Completed - Case Closed
 Status Date: 07/01/2009

Global Id: T0603700918
 Status: Open - Case Begin Date
 Status Date: 01/15/1987

Global Id: T0603700918
 Status: Open - Site Assessment
 Status Date: 01/15/1987

Global Id: T0603700918

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION/AL-SAL OIL (Continued)

S105126339

Status: Open - Site Assessment
Status Date: 08/06/1998

Global Id: T0603700918
Status: Open - Site Assessment
Status Date: 11/25/1998

Global Id: T0603700918
Status: Open - Site Assessment
Status Date: 06/22/2000

Global Id: T0603700918
Status: Open - Site Assessment
Status Date: 04/02/2004

Global Id: T0603700918
Status: Open - Site Assessment
Status Date: 08/04/2004

Global Id: T0603700918
Status: Open - Site Assessment
Status Date: 08/14/2004

Global Id: T0603700918
Status: Open - Verification Monitoring
Status Date: 01/30/1987

Regulatory Activities:

Global Id: T0603700918
Action Type: ENFORCEMENT
Date: 03/12/2002
Action: Staff Letter

Global Id: T0603700918
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 06/28/2007
Action: CAP/RAP - Final Remediation / Design Plan

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION/AL-SAL OIL (Continued)

S105126339

Global Id:	T0603700918
Action Type:	ENFORCEMENT
Date:	06/25/2004
Action:	Staff Letter
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	01/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	06/28/2007
Action:	Interim Remedial Action Plan
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	01/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700918
Action Type:	Other
Date:	01/30/1987
Action:	Leak Reported
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	06/28/2002
Action:	Other Report / Document
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	07/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	04/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	04/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	07/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603700918
Action Type:	RESPONSE
Date:	10/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603700918
Action Type:	RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION/AL-SAL OIL (Continued)

S105126339

Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: ENFORCEMENT
Date: 06/12/2009
Action: Notification - Preclosure

Global Id: T0603700918
Action Type: ENFORCEMENT
Date: 07/01/2009
Action: Closure/No Further Action Letter

Global Id: T0603700918
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700918
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: ENFORCEMENT
Date: 10/17/2001
Action: Staff Letter

Global Id: T0603700918
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION/AL-SAL OIL (Continued)

S105126339

Global Id: T0603700918
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 03/10/2008
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603700918
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: REMEDIATION
Date: 06/01/2007
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700918
Action Type: ENFORCEMENT
Date: 02/06/2003
Action: Staff Letter

Global Id: T0603700918
Action Type: RESPONSE
Date: 09/04/2008
Action: Other Workplan

Global Id: T0603700918
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700918
Action Type: ENFORCEMENT
Date: 07/17/2002
Action: Staff Letter

Global Id: T0603700918
Action Type: ENFORCEMENT

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SHELL STATION/AL-SAL OIL (Continued)

S105126339

Date: 12/01/2003
 Action: Staff Letter

Global Id: T0603700918
 Action Type: ENFORCEMENT
 Date: 01/21/2004
 Action: Staff Letter

Global Id: T0603700918
 Action Type: RESPONSE
 Date: 10/15/2008
 Action: Monitoring Report - Quarterly

Global Id: T0603700918
 Action Type: RESPONSE
 Date: 10/15/2006
 Action: Monitoring Report - Quarterly

I38
SSE
 1/4-1/2
 0.349 mi.
 1843 ft.

SHELL STATION/AL-SAL OIL CO
6115 SANTA MONICA BLVD
LOS ANGELES, CA

RGA LUST S114688738
N/A

Site 4 of 6 in cluster I

Relative:
 Lower

RGA LUST: 2004 SHELL STATION/AL-SAL OIL CO 6115 SANTA MONICA BLVD

Actual:
 312 ft.

I39
SSE
 1/4-1/2
 0.349 mi.
 1843 ft.

SHELL #KWIK#8
6115 SANTA MONICA BLVD
LOS ANGELES, CA

RGA LUST S114686558
N/A

Site 5 of 6 in cluster I

Relative:
 Lower

RGA LUST:
 1995 SHELL #KWIK#8 6115 SANTA MONICA BLVD
 1994 SHELL #KWIK#8 6115 SANTA MONICA BLVD
 1993 SHELL #KWIK#8 6115 SANTA MONICA BLVD

Actual:
 312 ft.

I40
SSE
 1/4-1/2
 0.349 mi.
 1843 ft.

SHELL STATION/AL-SAL OIL CO #8
6115 SANTA MONICA BLVD
HOLLYWOOD, CA 90038

LUST S103281756
N/A

Site 6 of 6 in cluster I

Relative:
 Lower

LUST REG 4:
 Region: 4
 Regional Board: 04
 County: Los Angeles
 Facility Id: 900380070
 Status: Pollution Characterization
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater

Actual:
 312 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL STATION/AL-SAL OIL CO #8 (Continued)

S103281756

Abatement Method Used at the Site: Remove Free Product
Global ID: T0603700918
W Global ID: Not reported
Staff: DP
Local Agency: 19050
Cross Street: GOWER ST
Enforcement Type: SEL
Date Leak Discovered: Not reported
Date Leak First Reported: 1/30/1987
Date Leak Record Entered: 9/9/1987
Date Confirmation Began: 1/15/1987
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/15/2002
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: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 9050.199093242661538816502442
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 8/6/1998
Preliminary Site Assessment Began: 11/25/1998
Pollution Characterization Began: 4/2/2004
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 1/30/1987
Enforcement Action Date: Not reported
Historical Max MTBE Date: 8/29/2000
Hist Max MTBE Conc in Groundwater: 23600
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: MS. DEBORAH PRYOR
RP Address: 2255 N. ONTARIO ST.
Program: LUST
Lat/Long: 34.0908035 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: LOP/MODERATE - POTENTIAL WATER IMPACT
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

41
SE
1/4-1/2
0.354 mi.
1867 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 2
GORDON ST/LEXINGTON AVE/BEACHWOOD DRIVE
LOS ANGELES, CA 90038

ENVIROSTOR S107737283
N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 19880064
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304123
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09249
Longitude: -118.3202
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #2/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #2
Alias Type: Alternate Name
Alias Name: 304058
Alias Type: Project Code (Site Code)
Alias Name: 304123
Alias Type: Project Code (Site Code)
Alias Name: 19880064
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SANTA MONICA/VINE PRIMARY SITE NO. 2 (Continued)

S107737283

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

42
SW
1/4-1/2
0.375 mi.
1979 ft.

**HOLLYWOOD TRANSMISSION
6445 SANTA MONICA
LOS ANGELES, CA 90038**

**SLIC S104549309
N/A**

**Relative:
Lower**

SLIC:

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 07/10/2000
Global Id: SL204BY2364
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.090664
Longitude: -118.328964
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0956
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

**Actual:
302 ft.**

[Click here to access the California GeoTracker records for this facility:](#)

SLIC REG 4:

Region: 4
Facility Status: No further action required
SLIC: 0956
Substance: VOCs
Staff: BPB

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

J43 **AMBASSADOR CAR WASH**
SE **6061 SANTA MONICA BLVD**
1/4-1/2 **LOS ANGELES, CA**
0.384 mi.
2025 ft. **Site 1 of 2 in cluster J**

RGA LUST **S114570858**
N/A

Relative:
Lower

RGA LUST:

2012	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2011	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2010	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2009	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2008	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2007	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2006	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2005	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2004	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2003	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2002	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2001	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
2000	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
1998	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD
1997	AMBASSADOR CAR WASH	6061 SANTA MONICA BLVD

Actual:
315 ft.

J44 **AMBASSADOR CAR WASH**
SE **6061 SANTA MONICA BLVD**
1/4-1/2 **LOS ANGELES, CA 90038**
0.384 mi.
2025 ft. **Site 2 of 2 in cluster J**

LUST **S104159598**
N/A

Relative:
Lower

LUST:

Region:	STATE
Global Id:	T0603700946
Latitude:	34.0908115
Longitude:	-118.3214448
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	07/01/2011
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	CET
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900380361
LOC Case Number:	Not reported
File Location:	Regional Board
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0603700946
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: T0603700946

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMBASSADOR CAR WASH (Continued)

S104159598

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:

Global Id: T0603700946
Status: Completed - Case Closed
Status Date: 07/01/2011

Global Id: T0603700946
Status: Open - Case Begin Date
Status Date: 03/01/1990

Global Id: T0603700946
Status: Open - Site Assessment
Status Date: 08/22/1996

Global Id: T0603700946
Status: Open - Site Assessment
Status Date: 09/14/1999

Global Id: T0603700946
Status: Open - Site Assessment
Status Date: 01/20/2004

Global Id: T0603700946
Status: Open - Verification Monitoring
Status Date: 03/01/1990

Regulatory Activities:

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 02/21/2003
Action: Staff Letter

Global Id: T0603700946
Action Type: Other
Date: 03/01/1990
Action: Leak Stopped

Global Id: T0603700946
Action Type: REMEDIATION
Date: 06/01/1997
Action: Free Product Removal

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 07/30/2007
Action: Site Visit / Inspection / Sampling

Global Id: T0603700946
Action Type: RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMBASSADOR CAR WASH (Continued)

S104159598

Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 04/24/2003
Action: Notice of Violation

Global Id: T0603700946
Action Type: ENFORCEMENT
Date: 01/20/2004
Action: Staff Letter

Global Id: T0603700946
Action Type: Other
Date: 03/01/1990
Action: Leak Discovery

Global Id: T0603700946
Action Type: Other
Date: 03/01/1990
Action: Leak Reported

Global Id: T0603700946
Action Type: RESPONSE
Date: 03/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 03/15/2003
Action: Well Installation Report

Global Id: T0603700946
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700946
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMBASSADOR CAR WASH (Continued)

S104159598

Global Id:	T0603700946
Action Type:	RESPONSE
Date:	01/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603700946
Action Type:	RESPONSE
Date:	02/03/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603700946
Action Type:	RESPONSE
Date:	04/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700946
Action Type:	ENFORCEMENT
Date:	01/24/2000
Action:	13267 Requirement
Global Id:	T0603700946
Action Type:	RESPONSE
Date:	07/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603700946
Action Type:	RESPONSE
Date:	07/15/2003
Action:	Well Installation Report
Global Id:	T0603700946
Action Type:	RESPONSE
Date:	01/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603700946
Action Type:	ENFORCEMENT
Date:	08/06/2002
Action:	Staff Letter
Global Id:	T0603700946
Action Type:	ENFORCEMENT
Date:	05/26/2011
Action:	Notification - Preclosure
Global Id:	T0603700946
Action Type:	ENFORCEMENT
Date:	06/15/2009
Action:	Staff Letter
Global Id:	T0603700946
Action Type:	ENFORCEMENT
Date:	07/01/2011
Action:	Closure/No Further Action Letter
Global Id:	T0603700946
Action Type:	ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMBASSADOR CAR WASH (Continued)

S104159598

Date: 03/23/2004
Action: Staff Letter

Global Id: T0603700946
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700946
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900380361
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700946
W Global ID: Not reported
Staff: MSH
Local Agency: 19050
Cross Street: N GOWER ST
Enforcement Type: LET
Date Leak Discovered: 3/1/1990
Date Leak First Reported: 3/1/1990
Date Leak Record Entered: 10/22/1996
Date Confirmation Began: Not reported
Date Leak Stopped: 3/1/1990
Date Case Last Changed on Database: 1/11/2002
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
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): 8844.205512647434740160771721
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: 8/22/1996
Preliminary Site Assessment Began: 9/14/1999
Pollution Characterization Began: 1/20/2004
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 3/1/1990
Enforcement Action Date: 1/24/2000
Historical Max MTBE Date: 12/10/1998
Hist Max MTBE Conc in Groundwater: 170
Hist Max MTBE Conc in Soil: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AMBASSADOR CAR WASH (Continued)

S104159598

Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	KEN THOMAS
RP Address:	600 S SPRING ST,
Program:	LUST
Lat/Long:	34.0908115 / -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:	SEMI-ANNUAL 2 TANKS (ONE 10000 AND ONE 12000 GAL) REMOVED; 12/21/98 - 4TH QTR 1998 GW MON & SAMPL RPT; 1/27/00 QTRLY MON STATUS RPT; 5/17/00 1ST QTR GW MON RPT; 10/18/00 3RD QTR GW MON RPT

45
 ENE
 1/4-1/2
 0.385 mi.
 2033 ft.

OWENS-CORNING COMPTON ROOFI
1501 TAMARIND ST N
LOS ANGELES, CA

RGA LUST S114664738
N/A

Relative:
 Higher

RGA LUST: 2004 OWENS-CORNING COMPTON ROOFI 1501 TAMARIND ST N

Actual:
 360 ft.

46
 WSW
 1/4-1/2
 0.396 mi.
 2089 ft.

SCHER TIRE INC/M R FISCHER
12237 LA MIRADA BLVD
LOS ANGELES, CA

RGA LUST S114683644
N/A

Relative:
 Lower

RGA LUST: 2004 SCHER TIRE INC/M R FISCHER 12237 LA MIRADA BLVD

Actual:
 316 ft.

47
 ESE
 1/4-1/2
 0.402 mi.
 2123 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 1
GORDON ST/LEXINGTON AVE/TAMARIND AVE
LOS ANGELES, CA 90038

ENVIROSTOR S107737282
N/A

Relative:
 Lower

ENVIROSTOR:
 Facility ID: 19880063
 Status: Inactive - Withdrawn
 Status Date: 08/20/2002
 Site Code: 304121
 Site Type: School Investigation
 Site Type Detailed: School
 Acres: 1.5
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Not reported

Actual:
 324 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SANTA MONICA/VINE PRIMARY SITE NO. 1 (Continued)

S107737282

Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 50
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09251
Longitude: -118.3192
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #1
Alias Type: Alternate Name
Alias Name: 304057
Alias Type: Project Code (Site Code)
Alias Name: 304121
Alias Type: Project Code (Site Code)
Alias Name: 19880063
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

K48 South 1/4-1/2 0.433 mi. 2284 ft.	VINE AUTO PROTECH 1000 VINE ST N HOLLYWOOD, CA Site 1 of 3 in cluster K RGA LUST: 1998 VINE AUTO PROTECH 1000 VINE ST N 1997 VINE AUTO PROTECH 1000 VINE ST N 1996 VINE AUTO PROTECH 1000 VINE ST N	RGA LUST	S114719071 N/A
Relative: Lower			
Actual: 298 ft.			

K49 South 1/4-1/2 0.433 mi. 2284 ft.	VINE AUTO PROTECH 1000 VINE ST N LOS ANGELES, CA Site 2 of 3 in cluster K RGA LUST: 2012 VINE AUTO PROTECH 1000 VINE ST N 2011 VINE AUTO PROTECH 1000 VINE ST N 2010 VINE AUTO PROTECH 1000 VINE ST N 2009 VINE AUTO PROTECH 1000 VINE ST N 2008 VINE AUTO PROTECH 1000 VINE ST N 2007 VINE AUTO PROTECH 1000 VINE ST N 2006 VINE AUTO PROTECH 1000 VINE ST N 2005 VINE AUTO PROTECH 1000 VINE ST N 2004 VINE AUTO PROTECH 1000 VINE ST N 2003 VINE AUTO PROTECH 1000 VINE ST N 2002 VINE AUTO PROTECH 1000 VINE ST N 2001 VINE AUTO PROTECH 1000 VINE ST N 2000 VINE AUTO PROTECH 1000 VINE ST N 1995 VINE AUTO PROTECH 1000 VINE ST N 1994 VINE AUTO PROTECH 1000 VINE ST N 1993 VINE AUTO PROTECH 1000 VINE ST N	RGA LUST	S114719072 N/A
Relative: Lower			
Actual: 298 ft.			

50 SE 1/4-1/2 0.438 mi. 2312 ft.	HOLLY AUTO CENTER 6020-6062 SANTA MONICA LOS ANGELES, CA 90038 SLIC: Region: STATE Facility Status: Completed - Case Closed Status Date: 11/01/1998 Global Id: SL184991482 Lead Agency: LOS ANGELES RWQCB (REGION 4) Lead Agency Case Number: Not reported Latitude: 34.092357 Longitude: -118.28063 Case Type: Cleanup Program Site Case Worker: LM Local Agency: Not reported RB Case Number: 0695 File Location: Not reported Potential Media Affected: Not reported Potential Contaminants of Concern: Not reported Site History: Not reported	SLIC	S104404947 N/A
Relative: Lower			
Actual: 316 ft.			

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOLLY AUTO CENTER (Continued)

S104404947

[Click here to access the California GeoTracker records for this facility:](#)

SLIC REG 4:

Region: 4
Facility Status: No further action required
SLIC: 0695
Substance: VOCs
Staff: Wendy Liu

51
WSW
1/4-1/2
0.441 mi.
2326 ft.

BOYLES-SNYDER CO
6610 LEXINGTON
LOS ANGELES, CA 90038

ENVIROSTOR S103959168
N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 71002430
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09255
Longitude: -118.3335
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD049363591
Alias Type: EPA Identification Number
Alias Name: 110002647672
Alias Type: EPA (FRS #)
Alias Name: 71002430
Alias Type: Envirostor ID Number

Actual:
311 ft.

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

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BOYLES-SNYDER CO (Continued)

S103959168

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

L52
SSE
 1/4-1/2
 0.441 mi.
 2326 ft.

SUPREME ROOFING CO., INC.
1015 GOWER ST N
LOS ANGELES, CA
 Site 1 of 3 in cluster L

RGA LUST S114697704
N/A

Relative:
Lower

RGA LUST:
 2004 SUPREME ROOFING CO., INC. 1015 GOWER ST N

Actual:
310 ft.

L53
SSE
 1/4-1/2
 0.441 mi.
 2326 ft.

SUPREME ROOFING CO., INC.
1015 GOWER ST N
HOLLYWOOD, CA
 Site 2 of 3 in cluster L

RGA LUST S114697703
N/A

Relative:
Lower

RGA LUST:
 2012 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2011 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2010 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2009 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2008 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2007 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2006 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2005 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2003 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2001 SUPREME ROOFING CO., INC. 1015 GOWER ST N
 2000 SUPREME ROOFING CO., INC. 1015 GOWER ST N

Actual:
310 ft.

L54
SSE
 1/4-1/2
 0.441 mi.
 2326 ft.

SUPREME ROOFING CO., INC.
1015 GOWER ST N
HOLLYWOOD, CA 90038
 Site 3 of 3 in cluster L

LUST S105032812
N/A

Relative:
Lower

LUST:
 Region: STATE
 Global Id: T0603700953
 Latitude: 34.0891466
 Longitude: -118.3223908
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 03/25/2002
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: DPP
 Local Agency: LOS ANGELES, CITY OF
 RB Case Number: 900380434

Actual:
310 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUPREME ROOFING CO., INC. (Continued)

S105032812

LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603700953
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Global Id: T0603700953
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:

Global Id: T0603700953
Status: Completed - Case Closed
Status Date: 03/25/2002

Global Id: T0603700953
Status: Open - Case Begin Date
Status Date: 08/16/1988

Global Id: T0603700953
Status: Open - Site Assessment
Status Date: 11/22/1999

Global Id: T0603700953
Status: Open - Site Assessment
Status Date: 01/19/2001

Regulatory Activities:

Global Id: T0603700953
Action Type: Other
Date: 08/16/1988
Action: Leak Stopped

Global Id: T0603700953
Action Type: Other
Date: 08/16/1988
Action: Leak Discovery

Global Id: T0603700953
Action Type: Other

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUPREME ROOFING CO., INC. (Continued)

S105032812

Date: 08/18/1999
Action: Leak Reported

Global Id: T0603700953
Action Type: RESPONSE
Date: 10/24/2002
Action: Unknown

Global Id: T0603700953
Action Type: ENFORCEMENT
Date: 03/25/2002
Action: Closure/No Further Action Letter

Global Id: T0603700953
Action Type: ENFORCEMENT
Date: 01/19/2001
Action: * Historical Enforcement

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900380434
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: No Action Required
Global ID: T0603700953
W Global ID: Not reported
Staff: DP
Local Agency: 19050
Cross Street: ELEANOR AVE
Enforcement Type: CLOS
Date Leak Discovered: 8/16/1988
Date Leak First Reported: 8/18/1999
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: 8/16/1988
Date Case Last Changed on Database: 1/14/2002
Date the Case was Closed: 3/25/2002
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: Corrosion
Leak Source: Tank
Operator: SUPREME ROOFING
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 8501.713651747495458104045148
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 11/22/1999
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 1/19/2001
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUPREME ROOFING CO., INC. (Continued)

S105032812

Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: 1/19/2001
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 7
Hist Max MTBE Conc in Soil: 10900
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PAUL R. PARRISH, JR.
RP Address: P.O. BOX 10740
Program: LUST
Lat/Long: 34.0891466 / -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

K55
South
1/4-1/2
0.441 mi.
2329 ft.

VINE AUTO PROTECH
1000 VINE ST N
LOS ANGELES, CA 90038
Site 3 of 3 in cluster K

LUST S101307375
N/A

Relative:
Lower

LUST:

Actual:
297 ft.

Region: STATE
Global Id: T0603700935
Latitude: 34.0888856
Longitude: -118.3265039
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/07/1999
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: WXT
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900380252
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603700935
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VINE AUTO PROTECH (Continued)

S101307375

Global Id: T0603700935
Contact Type: Regional Board Caseworker
Contact Name: WEIXING TONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: wtong@waterboards.ca.gov
Phone Number: Not reported

Status History:

Global Id: T0603700935
Status: Completed - Case Closed
Status Date: 07/07/1999

Global Id: T0603700935
Status: Open - Case Begin Date
Status Date: 12/15/1992

Global Id: T0603700935
Status: Open - Remediation
Status Date: 02/16/1999

Global Id: T0603700935
Status: Open - Site Assessment
Status Date: 03/15/1993

Global Id: T0603700935
Status: Open - Site Assessment
Status Date: 07/12/1996

Regulatory Activities:

Global Id: T0603700935
Action Type: Other
Date: 12/15/1992
Action: Leak Discovery

Global Id: T0603700935
Action Type: Other
Date: 04/23/1993
Action: Leak Reported

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900380252
Status: Case Closed
Substance: Waste Oil
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Remove Free Product
Global ID: T0603700935
W Global ID: Not reported
Staff: WXT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VINE AUTO PROTECH (Continued)

S101307375

Local Agency: 19050
Cross Street: SANTA MONICA BLVD
Enforcement Type: Not reported
Date Leak Discovered: 12/15/1992
Date Leak First Reported: 4/23/1993
Date Leak Record Entered: 7/15/1993
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 8/6/1999
Date the Case was Closed: 7/7/1999
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 9215.966579123137309360251193
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 3/15/1993
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 7/12/1996
Remediation Plan Submitted: 2/16/1999
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: VINE AUTO PROTECH
RP Address: 5624 FULCHER AVE, N. HOLLYWOOD, CA 91601
Program: LUST
Lat/Long: 34.0888856 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: LOP/HIGH - ADMINISTRATIVE (CLOSURE/SB2004/ENFORCEMENT)
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 01/06/99 - 2ND SEMI-ANNUAL 1998 GW MON RPT; 02/16/99 - SOIL
REMEDATION WORKPLAN; 6/10/99 SOIL REMEDIATION AND 3RD SEMI-ANNUAL GW
MON RPT 1999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

56
ENE
1/4-1/2
0.457 mi.
2411 ft.

**KTLA BROADCASTING
ATHENS MT WILSON RD
LOS ANGELES, CA 91023**

**LUST S101297165
N/A**

**Relative:
Higher**

LUST:

**Actual:
367 ft.**

Region: STATE
Global Id: T0603704098
Latitude: 34.2282237
Longitude: -118.0979031
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 11/07/1991
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-13778
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603704098
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603704098
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:

Global Id: T0603704098
Status: Completed - Case Closed
Status Date: 11/07/1991

Global Id: T0603704098
Status: Open - Case Begin Date
Status Date: 01/15/1991

Global Id: T0603704098
Status: Open - Site Assessment
Status Date: 01/15/1991

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KTLA BROADCASTING (Continued)

S101297165

Regulatory Activities:

Global Id: T0603704098
Action Type: Other
Date: 01/15/1991
Action: Leak Reported

Global Id: T0603704098
Action Type: Other
Date: 01/15/1991
Action: Leak Discovery

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-13778
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704098
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: ANGELES CREST HWY
Enforcement Type: Not reported
Date Leak Discovered: 1/15/1991
Date Leak First Reported: 1/15/1991
Date Leak Record Entered: 5/22/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 11/7/1991
Date the Case was Closed: 11/7/1991
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: MALOOF, MICHAEL
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 7051.1878128719177237882702588
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 1/15/1991
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

KTLA BROADCASTING (Continued)

S101297165

GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: KTLA BROADCASTING
 RP Address: 5800 SUNSET BLVD., LOS ANGELES, 90028
 Program: LUST
 Lat/Long: 34.2282237 / -1
 Local Agency Staff: Not reported
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Assigned Name: Not reported
 Summary: Not reported

M57
SW
 1/4-1/2
 0.490 mi.
 2589 ft.

API ALARM SYSTEMS
6601 SANTA MONICA BLVD
LOS ANGELES, CA
 Site 1 of 5 in cluster M

RGA LUST S114572414
N/A

Relative:
Lower

RGA LUST:

1995	API ALARM SYSTEMS	6601 SANTA MONICA BLVD
1994	API ALARM SYSTEMS	6601 SANTA MONICA BLVD
1993	API ALARM SYSTEMS	6601 SANTA MONICA BLVD

Actual:
302 ft.

M58
SW
 1/4-1/2
 0.490 mi.
 2589 ft.

LIGHTING STRIKES INC
6601 SANTA MONICA BLVD
LOS ANGELES, CA
 Site 2 of 5 in cluster M

RGA LUST S114644033
N/A

Relative:
Lower

RGA LUST:

2012	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2011	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2010	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2009	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2008	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2007	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2006	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2005	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2004	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2003	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2002	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2001	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
2000	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD
1998	LIGHTING STRIKES INC	6601 SANTA MONICA BLVD

Actual:
302 ft.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

M59
SW
 1/4-1/2
 0.490 mi.
 2589 ft.

API ALARM SYSTEMS
6601 SANTA MONICA BLVD
HOLLYWOOD, CA

RGA LUST **S114572413**
 N/A

Site 3 of 5 in cluster M

Relative:
Lower

RGA LUST:

1997	API ALARM SYSTEMS	6601 SANTA MONICA BLVD
1996	API ALARM SYSTEMS	6601 SANTA MONICA BLVD

Actual:
302 ft.

M60
SW
 1/4-1/2
 0.499 mi.
 2634 ft.

LIGHTING STRIKES INC
6601 SANTA MONICA BLVD
LOS ANGELES, CA 90038

LUST **S103281951**
 N/A

Site 4 of 5 in cluster M

Relative:
Lower

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900380043
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:	T0603700915
W Global ID:	Not reported
Staff:	DP
Local Agency:	19050
Cross Street:	SEAWARD
Enforcement Type:	EF
Date Leak Discovered:	Not reported
Date Leak First Reported:	6/17/1985
Date Leak Record Entered:	12/31/1986
Date Confirmation Began:	9/19/1997
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	7/14/1999
Date the Case was Closed:	5/14/1999
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	11150.803090035473875871534907
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	9/19/1997
Preliminary Site Assessment Began:	9/29/1997
Pollution Characterization Began:	11/7/1997
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	6/24/1998
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

Actual:
301 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LIGHTING STRIKES INC (Continued)

S103281951

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CROSBY, HEAFY, ROACH & MAY
RP Address: 700 S. FLOWER ST., STE. 2200, LOS ANGELES, CA 90017
Program: LUST
Lat/Long: 34.0907794 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: LOP/HIGH - KNOWN HEALTH/SAFETY/ENVIRONMENTAL IMPACT
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 7/14/99 GW WELL ABANDONMENT REPORT

M61
SW
1/4-1/2
0.499 mi.
2634 ft.

LIGHTING STRIKES INC
6601 SANTA MONICA
LOS ANGELES, CA 91713
Site 5 of 5 in cluster M

LUST 1000243397
N/A

Relative:
Lower

LUST:

Actual:
301 ft.

Region: STATE
Global Id: T0603700915
Latitude: 34.0907794
Longitude: -118.3332512
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/14/1999
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900380043
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603700915
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Global Id: T0603700915
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LIGHTING STRIKES INC (Continued)

1000243397

Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:

Global Id: T0603700915
Status: Completed - Case Closed
Status Date: 05/14/1999

Global Id: T0603700915
Status: Open - Case Begin Date
Status Date: 06/17/1985

Global Id: T0603700915
Status: Open - Site Assessment
Status Date: 09/19/1997

Global Id: T0603700915
Status: Open - Site Assessment
Status Date: 09/29/1997

Global Id: T0603700915
Status: Open - Site Assessment
Status Date: 11/07/1997

Regulatory Activities:

Global Id: T0603700915
Action Type: Other
Date: 06/17/1985
Action: Leak Reported

Global Id: T0603700915
Action Type: ENFORCEMENT
Date: 06/24/1998
Action: * Historical Enforcement

62
ENE
1/2-1
0.572 mi.
3019 ft.

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA
SUNSET/VAN NESS AVENUE
LOS ANGELES, CA 90027

ENVIROSTOR **S107736102**
N/A

Relative:
Higher

ENVIROSTOR:

Facility ID: 19990041
Status: Certified
Status Date: 07/02/2002
Site Code: 304185
Site Type: School Cleanup
Site Type Detailed: School
Acres: 12
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53

Actual:
364 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued)

S107736102

Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09795
Longitude: -118.3155
APN: NONE SPECIFIED
Past Use: * UNKNOWN
Potential COC: Arsenic TPH-diesel
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: CENTRAL LOS ANGELES HIGH SCH. #1 (PROP)
Alias Type: Alternate Name
Alias Name: CENTRAL LOS ANGELES HIGH SCHOOL #1
Alias Type: Alternate Name
Alias Name: LAUSD-NEW H.S.#1 METRO MEDIA/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033619546
Alias Type: EPA (FRS #)
Alias Name: 304185
Alias Type: Project Code (Site Code)
Alias Name: 19990041
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 07/02/2002
Comments: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary, specific only to the removal around the underground storage tank. Additional sampling will be conducted post- demolition near on-site hydraulic elevators and residential structures. For Arsenic only. FA for hydraulic elevators and lead

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 12/07/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/13/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued)

S107736102

between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles High School No. 1 site (aka Metromedia)

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 12/12/2001
Comments: Approximately 136 cubic yards of soil were removed. Based on confirmation sampling, the estimated mean for surface soil based on 95% UCL was 0.860 mg/kg and for subsurface 1.91 mg/kg. Based on this, residual arsenic levels are below the cleanup goal.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 12/07/2001
Comments: RAW/CEQA - DTSC approved the Removal Action Workplan for the removal of arsenic contaminated soil. CEQA completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 05/01/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 07/24/2003
Comments: approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 11/21/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 08/07/2003
Comments: Not reported

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL LOS ANGELES HS #1 AKA METROMEDIA (Continued)

S107736102

Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

63
WSW
1/2-1
0.589 mi.
3110 ft.

PRODUCERS & QUANTITY PHOTO'S, INC.
6660 SANTA MONICA BOULEVARD
HOLLYWOOD, CA 90038

ENVIROSTOR S110494207
N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 71003285
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.09042
Longitude: -118.3351
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL000077189
Alias Type: EPA Identification Number
Alias Name: 71003285
Alias Type: Envirostor ID Number

Actual:
301 ft.

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

64
East
1/2-1
0.607 mi.
3204 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 10
FOUNTAIN AVE/VAN NESS AVE/WILTON PLACE
LOS ANGELES, CA 90028

ENVIROSTOR S105840741
N/A

Relative:
Higher

ENVIROSTOR:

Actual:
338 ft.

Facility ID: 19880057
Status: Inactive - Withdrawn
Status Date: 02/20/2013
Site Code: 304122
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09464
Longitude: -118.3148
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #10/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #10/VCA
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #10
Alias Type: Alternate Name
Alias Name: 304053
Alias Type: Project Code (Site Code)
Alias Name: 304122
Alias Type: Project Code (Site Code)
Alias Name: 19880057
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SANTA MONICA/VINE PRIMARY SITE NO. 10 (Continued)

S105840741

Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

65
WSW
1/2-1
0.642 mi.
3390 ft.

KODAK HOLLYWOOD CAMPUS
6700 SANTA MONICA BOULEVARD & 1017 NORTH LAS PALMAS
LOS ANGELES, CA 90038

ENVIROSTOR S109348450
N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 60002229
Status: Active
Status Date: 09/04/2015
Site Code: 301718
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: Not reported
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Haissam Salloum
Supervisor: Sayareh Amirebrahimi
Division Branch: Cleanup Chatsworth
Assembly: 25
Senate: 26
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 0
Longitude: 0
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 301718
Alias Type: Project Code (Site Code)
Alias Name: 60002229
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 09/21/2015

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

KODAK HOLLYWOOD CAMPUS (Continued)

S109348450

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

66
WNW
1/2-1
0.704 mi.
3719 ft.

DUPLICATE PHOTO
1522 N. HIGHLAND AVENUE
LOS ANGELES, CA 90028

ENVIROSTOR S110493795
N/A

Relative:
Higher

ENVIROSTOR:
 Facility ID: 71003403
 Status: Refer: Other Agency
 Status Date: Not reported
 Site Code: Not reported
 Site Type: Tiered Permit
 Site Type Detailed: Tiered Permit
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Not reported
 Division Branch: Cleanup Chatsworth
 Assembly: 50
 Senate: 26
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 34.09874
 Longitude: -118.3385
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: CAL920234442
 Alias Type: EPA Identification Number
 Alias Name: 71003403
 Alias Type: Envirostor ID Number

Actual:
350 ft.

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DUPLICATE PHOTO (Continued)

S110493795

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

67
ESE
1/2-1
0.753 mi.
3975 ft.

SANTA MONICA/VINE PRIMARY SITE NO. 3
LA MIRADA AVE/LEXINGTON AVE/WILTON PLACE
LOS ANGELES, CA 90038

ENVIROSTOR **S107737284**
N/A

Relative:
Lower

ENVIROSTOR:

Actual:
333 ft.

Facility ID: 19880060
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304126
Site Type: School Investigation
Site Type Detailed: School
Acres: 2.4
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09270
Longitude: -118.3126
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #3A/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA/VINE PRIMARY #3A/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SANTA MONICA/VINE PRIMARY SITE #3A
Alias Type: Alternate Name
Alias Name: 304050
Alias Type: Project Code (Site Code)
Alias Name: 304126
Alias Type: Project Code (Site Code)
Alias Name: 19880060
Alias Type: Envirostor ID Number

Completed Info:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SANTA MONICA/VINE PRIMARY SITE NO. 3 (Continued)

S107737284

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Facility ID: 19880059
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304120
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 43
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.09270
Longitude: -118.3126
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: LAUSD-SANTA MONICA PRIMARY SITE #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-SANTA MONICA PRIMARY SITE #3/VCA

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SANTA MONICA/VINE PRIMARY SITE NO. 3 (Continued)

S107737284

Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	SANTA MONICA/VINE PRIMARY SITE #3
Alias Type:	Alternate Name
Alias Name:	304049
Alias Type:	Project Code (Site Code)
Alias Name:	304120
Alias Type:	Project Code (Site Code)
Alias Name:	19880059
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/20/2002
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	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

N68
SSW
 1/2-1
 0.804 mi.
 4247 ft.

VELING PLATING CO., INC.
763 N. SEWARD STREET
HOLLYWOOD, CA 90038

ENVIROSTOR **S106842093**
 N/A

Site 1 of 2 in cluster N

Relative:
Lower

ENVIROSTOR:	
Facility ID:	71002389
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED

Actual:
 279 ft.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VELING PLATING CO., INC. (Continued)

S106842093

Program Manager: Not reported
 Supervisor: Not reported
 Division Branch: Cleanup Chatsworth
 Assembly: 50
 Senate: 26
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 34.08511
 Longitude: -118.3331
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: CAD043100544
 Alias Type: EPA Identification Number
 Alias Name: 110002645102
 Alias Type: EPA (FRS #)
 Alias Name: 71002389
 Alias Type: Envirostor ID Number

Completed Info:

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

N69
SSW
1/2-1
0.804 mi.
4247 ft.

VEILING PLATING
755 SEWARD STREET/ASSOCIATES
LOS ANGELES, CA 90038

ENVIROSTOR S108407637
N/A

Site 2 of 2 in cluster N

Relative:
Lower

ENVIROSTOR:
 Facility ID: 60000524
 Status: Certified O&M - Land Use Restrictions Only
 Status Date: 02/15/2011
 Site Code: 301288
 Site Type: Voluntary Cleanup
 Site Type Detailed: Voluntary Cleanup
 Acres: 0.3
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Robert Krug

Actual:
279 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VEILING PLATING (Continued)

S108407637

Supervisor: Philip Chandler
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: CLRRRA Liability Immunity (AB 389)
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.08508
Longitude: -118.3334
APN: 5533037001
Past Use: METAL PLATING - CHROME, METAL PLATING - OTHER, METAL PLATING - CHROME, METAL PLATING - OTHER
Potential COC: Trichloroethylene (TCE Cadmium and compounds Chromium VI Asbestos Containing Materials (ACM Total Chromium (1:6 ratio Cr VI:Cr III Lead Tetrachloroethylene (PCE Trichloroethylene (TCE Vinyl chloride Barium and compounds Cadmium and compounds Chloroform Cobalt Copper and compounds Nickel Vanadium and compounds Zinc
Confirmed COC: Cadmium and compounds Chromium VI Trichloroethylene (TCE Tetrachloroethylene (PCE Trichloroethylene (TCE Barium and compounds Cadmium and compounds Chloroform Cobalt Copper and compounds Nickel Total Chromium (1:6 ratio Cr VI:Cr III Lead Vanadium and compounds Zinc
Potential Description: CSS, IA, OTH, SOIL, SV, CSS, IA, SOIL, SV
Alias Name: 5533037001
Alias Type: APN
Alias Name: 110033613187
Alias Type: EPA (FRS #)
Alias Name: 301288
Alias Type: Project Code (Site Code)
Alias Name: 60000524
Alias Type: Envirostor ID Number
Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 06/03/2010
Comments: Not reported
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 01/02/2007
Comments: Not reported
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/12/2011
Comments: Letter sent to RP
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 03/12/2007
Comments: Mailed out comments with cover letter on SCR to RP.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VEILING PLATING (Continued)

S108407637

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 07/27/2007
Comments: Community Profile is completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/13/2007
Comments: Workplan acceptable, fieldwork to begin 7/18/2007.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 07/19/2007
Comments: Soil gas and metals sampling completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 11/29/2007
Comments: Final report submitted, further characterization required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 09/10/2008
Comments: Approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/12/2008
Comments: Two groundwater wells installed and sampled, and a two port soil vapor probe.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/14/2009
Comments: Extent is not fully defined, but risk evaluation and removal action workplan can be started.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: AB 389 Response Plan
Completed Date: 06/03/2010
Comments: Response Plan approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 02/26/2010
Comments: TCE Model accepted.

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VEILING PLATING (Continued)

S108407637

Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/15/2009
Comments: DTSC modeled residual Chromium VI and has determined a cleanup number of 120 ppm Total Chromium in soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/19/2010
Comments: Field activities completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/28/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 07/29/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 12/01/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 11/02/2010
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Soils Management Plan
Completed Date: 05/02/2011
Comments: Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/20/2011
Comments: Letter sent to accounting.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 10/28/2010
Comments: LUC Recorded

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VEILING PLATING (Continued)

S108407637

Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

**70
NE
1/2-1
0.817 mi.
4315 ft.**

**BOBS CLEANERS
5823 FRANKLIN AVE
HOLLYWOOD, CA 90028**

**ENVIROSTOR 1000595650
CAD983596016**

**Relative:
Higher**

ENVIROSTOR:
Facility ID: 19720027
Status: Refer: 1248 Local Agency
Status Date: 03/09/2004
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: 0
NPL: NO
Regulatory Agencies: LOS ANGELES COUNTY
Lead Agency: LOS ANGELES COUNTY
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 42
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 0
Longitude: 0
APN: 5587-016-036
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 5587-016-036
Alias Type: APN
Alias Name: 19720027
Alias Type: Envirostor ID Number

**Actual:
431 ft.**

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: SB 1248 Notification
Completed Date: 03/05/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BOBS CLEANERS (Continued)

1000595650

Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

O71
WSW
1/2-1
0.938 mi.
4953 ft.

HIGHLAND PLATING CO., INC.
1001 N. ORANGE DRIVE
LOS ANGELES, CA 90038

ENVIROSTOR **1006815992**
 N/A

Site 1 of 2 in cluster O

Relative:
Lower

ENVIROSTOR:

Facility ID: 71002177
 Status: Refer: Other Agency
 Status Date: Not reported
 Site Code: Not reported
 Site Type: Tiered Permit
 Site Type Detailed: Tiered Permit
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Not reported
 Division Branch: Cleanup Chatsworth
 Assembly: 50
 Senate: 26
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 34.08911
 Longitude: -118.3419
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: CAD008292153
 Alias Type: EPA Identification Number
 Alias Name: 110000473620
 Alias Type: EPA (FRS #)
 Alias Name: 71002177
 Alias Type: Envirostor ID Number

Actual:
289 ft.

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Site Inspections/Visit (Non LUR)
 Completed Date: 01/15/1999
 Comments: Not reported

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HIGHLAND PLATING CO., INC. (Continued)

1006815992

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

O72
WSW
1/2-1
0.963 mi.
5083 ft.

PHYL RICH INTL
1000 N ORANGE DR
HOLLYWOOD, CA 90038

ENVIROSTOR **1000291482**
CAD008331126

Site 2 of 2 in cluster O

Relative:
Lower

ENVIROSTOR:

Actual:
286 ft.

Facility ID: 71003654
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.08911
Longitude: -118.3412
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD008331126
Alias Type: EPA Identification Number
Alias Name: 71003654
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/31/2001
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: 4 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S107736109	CENTRAL REGION MIDDLE SCHOOL #5	FOUNTAIN AVENUE/SERRANO AVENUE	90029	ENVIROSTOR, SCH
LOS ANGELES	S107737286	SANTA MONICA/VINE PRIMARY SITE NO.	MELROSE AVENUE/GRAMERCY PLACE	90038	ENVIROSTOR, SCH
LOS ANGELES	S107735908	BELMONT/HOLLYWOOD NO. 3	LA MIRADA AVENUE/SERRANO AVENU	90029	ENVIROSTOR, SCH
LOS ANGELES	S108195925	LA PIETRE	6648, 6650 W. LEXINGTON AVENUE	90038	ENVIROSTOR, VCP

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/30/2015	Source: EPA
Date Data Arrived at EDR: 11/07/2015	Telephone: N/A
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/26/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/30/2015	Source: EPA
Date Data Arrived at EDR: 11/07/2015	Telephone: N/A
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/26/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/30/2015	Source: EPA
Date Data Arrived at EDR: 11/07/2015	Telephone: N/A
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/26/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 04/18/2016
	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: 03/26/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/08/2015	Telephone: 703-603-8704
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 01/06/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Varies

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 11/23/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/07/2016
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 11/23/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/07/2016
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
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: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
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: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
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: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/28/2015	Source: Department of the Navy
Date Data Arrived at EDR: 05/29/2015	Telephone: 843-820-7326
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 11/13/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 02/29/2016
	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: 09/10/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/11/2015	Telephone: 703-603-0695
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 11/24/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/14/2016
	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: 09/10/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/11/2015	Telephone: 703-603-0695
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 11/24/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/14/2016
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 06/26/2015	Telephone: 202-267-2180
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 12/29/2015
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/11/2016
	Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 11/07/2015	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/07/2015	Telephone: 916-323-3400
Date Made Active in Reports: 12/17/2015	Last EDR Contact: 02/03/2016
Number of Days to Update: 40	Next Scheduled EDR Contact: 05/16/2016
	Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/07/2015	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/07/2015	Telephone: 916-323-3400
Date Made Active in Reports: 12/17/2015	Last EDR Contact: 02/03/2016
Number of Days to Update: 40	Next Scheduled EDR Contact: 05/16/2016
	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: 11/16/2015	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 11/18/2015	Telephone: 916-341-6320
Date Made Active in Reports: 01/21/2016	Last EDR Contact: 11/18/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 02/29/2016
	Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

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, Calaveras, 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 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	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	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: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 12/14/2015	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/14/2015	Telephone: see region list
Date Made Active in Reports: 02/08/2016	Last EDR Contact: 12/14/2015
Number of Days to Update: 56	Next Scheduled EDR Contact: 03/28/2016
	Data Release Frequency: Quarterly

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	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 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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/09/2016
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: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 34

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/13/2015
Date Data Arrived at EDR: 08/03/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 71

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
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: 03/30/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 48

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/08/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/08/2015	Telephone: 415-972-3372
Date Made Active in Reports: 02/09/2015	Last EDR Contact: 01/27/2016
Number of Days to Update: 32	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 07/21/2015	Source: EPA Region 10
Date Data Arrived at EDR: 07/29/2015	Telephone: 206-553-2857
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 76	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/04/2015	Source: EPA, Region 5
Date Data Arrived at EDR: 11/13/2015	Telephone: 312-886-7439
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 01/25/2016
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 12/14/2015	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/14/2015	Telephone: 866-480-1028
Date Made Active in Reports: 02/08/2016	Last EDR Contact: 12/14/2015
Number of Days to Update: 56	Next Scheduled EDR Contact: 03/28/2016
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	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	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
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: 07/21/2015
Date Data Arrived at EDR: 07/29/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 76

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

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: 07/28/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 60

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

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: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/09/2016
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: 11/05/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
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: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 34

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/13/2015
Date Data Arrived at EDR: 08/03/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 71

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

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

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: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/28/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 11/07/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Quarterly

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: 12/04/2015
Date Data Arrived at EDR: 12/08/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 44

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/21/2015
Date Data Arrived at EDR: 09/23/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 103

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/21/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/17/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 53

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 58

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/12/2015	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 09/04/2015	Telephone: 202-307-1000
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 08/31/2015
Number of Days to Update: 60	Next Scheduled EDR Contact: 12/14/2015
	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: 11/07/2015	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/07/2015	Telephone: 916-323-3400
Date Made Active in Reports: 12/17/2015	Last EDR Contact: 02/03/2016
Number of Days to Update: 40	Next Scheduled EDR Contact: 05/16/2016
	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: 12/31/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/10/2015	Telephone: 916-255-6504
Date Made Active in Reports: 03/18/2015	Last EDR Contact: 01/11/2016
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/25/2016
	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: 08/12/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 60

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/25/2015
Next Scheduled EDR Contact: 03/14/2016
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: 11/25/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 16

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 12/17/2015
Date Data Arrived at EDR: 12/22/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/18/2014	Telephone: 202-564-6023
Date Made Active in Reports: 04/24/2014	Last EDR Contact: 01/25/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/07/2015	Source: DTSC and SWRCB
Date Data Arrived at EDR: 12/08/2015	Telephone: 916-323-3400
Date Made Active in Reports: 01/21/2016	Last EDR Contact: 12/08/2015
Number of Days to Update: 44	Next Scheduled EDR Contact: 12/21/2015
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/26/2015	Telephone: 202-366-4555
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 12/30/2015
Number of Days to Update: 68	Next Scheduled EDR Contact: 04/11/2016
	Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 09/25/2015	Source: Office of Emergency Services
Date Data Arrived at EDR: 10/27/2015	Telephone: 916-845-8400
Date Made Active in Reports: 11/16/2015	Last EDR Contact: 01/27/2016
Number of Days to Update: 20	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 12/14/2015	Source: State Water Quality Control Board
Date Data Arrived at EDR: 12/14/2015	Telephone: 866-480-1028
Date Made Active in Reports: 02/08/2016	Last EDR Contact: 12/14/2015
Number of Days to Update: 56	Next Scheduled EDR Contact: 03/28/2016
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 12/14/2015	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/14/2015	Telephone: 866-480-1028
Date Made Active in Reports: 02/08/2016	Last EDR Contact: 12/14/2015
Number of Days to Update: 56	Next Scheduled EDR Contact: 03/28/2016
	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.

Date of Government Version: 06/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2015	Telephone: (415) 495-8895
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 12/18/2015
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/11/2016
	Data Release Frequency: Varies

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	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 07/08/2015	Telephone: 202-528-4285
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 12/11/2015
Number of Days to Update: 97	Next Scheduled EDR Contact: 03/21/2016
	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	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/15/2016
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/25/2016
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
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: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 02/29/2016
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: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/09/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/22/2016
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/04/2016
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: 12/31/2013
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 110

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
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: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/22/2016
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: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/12/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/26/2015
Date Data Arrived at EDR: 07/10/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 95

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 01/13/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/29/2016
Next Scheduled EDR Contact: 05/09/2016
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: 07/07/2015
Date Data Arrived at EDR: 07/09/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/07/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
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: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
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: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/26/2016
Next Scheduled EDR Contact: 04/18/2016
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

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: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/22/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/22/2015
Next Scheduled EDR Contact: 04/11/2016
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: 08/18/2015
Date Data Arrived at EDR: 09/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 125

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/03/2015
Next Scheduled EDR Contact: 03/14/2016
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: 12/04/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 12/04/2015
Number of Days to Update: 97	Next Scheduled EDR Contact: 03/14/2016
	Data Release Frequency: Varies

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: 07/20/2015	Source: EPA
Date Data Arrived at EDR: 09/09/2015	Telephone: (415) 947-8000
Date Made Active in Reports: 11/03/2015	Last EDR Contact: 12/10/2015
Number of Days to Update: 55	Next Scheduled EDR Contact: 03/21/2016
	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	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	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: 12/28/2015	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 12/29/2015	Telephone: 916-323-3400
Date Made Active in Reports: 01/21/2016	Last EDR Contact: 12/29/2015
Number of Days to Update: 23	Next Scheduled EDR Contact: 04/11/2016
	Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/10/2015	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/27/2015	Telephone: 916-327-4498
Date Made Active in Reports: 10/01/2015	Last EDR Contact: 02/05/2016
Number of Days to Update: 35	Next Scheduled EDR Contact: 03/21/2016
	Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 41

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/04/2016
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: 11/18/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 59

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 40

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
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: 11/18/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 59

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
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: 12/31/2014
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 58

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

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

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/23/2015	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/24/2015	Telephone: 916-323-3400
Date Made Active in Reports: 01/21/2016	Last EDR Contact: 11/24/2015
Number of Days to Update: 58	Next Scheduled EDR Contact: 03/07/2016
	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: 07/27/2015	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/14/2015	Telephone: 916-440-7145
Date Made Active in Reports: 11/19/2015	Last EDR Contact: 01/13/2016
Number of Days to Update: 36	Next Scheduled EDR Contact: 04/25/2016
	Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/14/2015	Source: Department of Conservation
Date Data Arrived at EDR: 12/17/2015	Telephone: 916-322-1080
Date Made Active in Reports: 02/08/2016	Last EDR Contact: 12/17/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/28/2016
	Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/10/2015	Source: Department of Public Health
Date Data Arrived at EDR: 12/08/2015	Telephone: 916-558-1784
Date Made Active in Reports: 01/21/2016	Last EDR Contact: 12/08/2015
Number of Days to Update: 44	Next Scheduled EDR Contact: 03/21/2016
	Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/16/2015	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/18/2015	Telephone: 916-445-9379
Date Made Active in Reports: 01/21/2016	Last EDR Contact: 11/18/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 02/29/2016
	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: 12/07/2015	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 12/08/2015	Telephone: 916-445-4038
Date Made Active in Reports: 01/21/2016	Last EDR Contact: 12/08/2015
Number of Days to Update: 44	Next Scheduled EDR Contact: 03/21/2016
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/14/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 03/28/2016
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: 08/04/2015
Date Data Arrived at EDR: 08/25/2015
Date Made Active in Reports: 10/05/2015
Number of Days to Update: 41

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
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: 07/23/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 28

Source: Department of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/18/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board's review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A	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:

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: 10/09/2015	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 10/13/2015	Telephone: 510-567-6700
Date Made Active in Reports: 11/16/2015	Last EDR Contact: 01/11/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 04/25/2016
	Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/09/2015	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 10/13/2015	Telephone: 510-567-6700
Date Made Active in Reports: 11/19/2015	Last EDR Contact: 01/11/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 04/25/2016
	Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 11/16/2015	Source: Amador County Environmental Health
Date Data Arrived at EDR: 12/10/2015	Telephone: 209-223-6439
Date Made Active in Reports: 01/21/2016	Last EDR Contact: 12/04/2015
Number of Days to Update: 42	Next Scheduled EDR Contact: 03/21/2016
	Data Release Frequency: Varies

BUTTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 11/20/2014
Date Data Arrived at EDR: 11/24/2014
Date Made Active in Reports: 01/07/2015
Number of Days to Update: 44

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 01/29/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 10/22/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 24

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/28/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 06/08/2015
Date Data Arrived at EDR: 09/22/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 22

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 12/01/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 48

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List

Cupa Facility list

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

EL DORADO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

CUPA facility list.

Date of Government Version: 11/30/2015
Date Data Arrived at EDR: 12/03/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 49

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/15/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 32

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 12/02/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 48

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/12/2015
Next Scheduled EDR Contact: 12/07/2015
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 34

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

KERN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 05/19/2015
Date Data Arrived at EDR: 06/18/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 34

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/19/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 18

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 08/11/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 20

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/24/2014
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/04/2015
Number of Days to Update: 33

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/08/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2015
Date Data Arrived at EDR: 10/20/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 30

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/20/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2015
Date Data Arrived at EDR: 07/27/2015
Date Made Active in Reports: 08/10/2015
Number of Days to Update: 14

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/15/2015
Date Data Arrived at EDR: 01/29/2015
Date Made Active in Reports: 03/10/2015
Number of Days to Update: 40

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/12/2016
Date Data Arrived at EDR: 01/15/2016
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 24

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/15/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 27

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 10/05/2015
Date Data Arrived at EDR: 10/08/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 7

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/18/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 34

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List

CUPA Facility List

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 51

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/01/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 66

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 11/01/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 65

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/09/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/10/2015
Date Made Active in Reports: 09/11/2015
Number of Days to Update: 32

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/09/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/01/2015
Date Data Arrived at EDR: 11/11/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 36

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/10/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 12/11/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 41

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/26/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/26/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 41

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 11/06/2015
Number of Days to Update: 31

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/18/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 52

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

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: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 12/18/2015
Date Data Arrived at EDR: 12/22/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 48

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/17/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 12/10/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 32

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/14/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 32

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/17/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 53

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/17/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 59

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 18

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 12/10/2015
Date Made Active in Reports: 01/21/2016
Number of Days to Update: 42

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/10/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 12/14/2015
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 56

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List

Cupa Facility list

Date of Government Version: 09/28/2015
Date Data Arrived at EDR: 09/30/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 36

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/05/2016
Date Data Arrived at EDR: 01/07/2016
Date Made Active in Reports: 02/08/2016
Number of Days to Update: 32

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 12/08/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 9

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 10/29/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 42

Source: Division of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

VENTURA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 07/27/2015	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 08/17/2015	Telephone: 805-654-2813
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 17	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 12/30/2015
Number of Days to Update: 49	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 11/13/2015
Number of Days to Update: 37	Next Scheduled EDR Contact: 02/29/2016
	Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/28/2015	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 10/28/2015	Telephone: 805-654-2813
Date Made Active in Reports: 11/19/2015	Last EDR Contact: 01/25/2016
Number of Days to Update: 22	Next Scheduled EDR Contact: 05/09/2016
	Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/30/2015	Source: Environmental Health Division
Date Data Arrived at EDR: 12/17/2015	Telephone: 805-654-2813
Date Made Active in Reports: 02/08/2016	Last EDR Contact: 12/17/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 03/28/2016
	Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 10/19/2015	Source: Yolo County Department of Health
Date Data Arrived at EDR: 10/27/2015	Telephone: 530-666-8646
Date Made Active in Reports: 11/19/2015	Last EDR Contact: 02/01/2016
Number of Days to Update: 23	Next Scheduled EDR Contact: 04/18/2016
	Data Release Frequency: Annually

YUBA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 11/13/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 02/01/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/16/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/12/2015
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
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: 11/02/2015
Date Data Arrived at EDR: 11/08/2015
Date Made Active in Reports: 12/09/2015
Number of Days to Update: 31

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/09/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

11.5 Sanborn Fire Insurance Maps

Certified Sanborn® Map Report

2/12/16

Site Name:

Onni - Hollywood
6254-6274 W Delongpre, 1334-
Los Angeles, CA 90028

Client Name:

Advantage Env. Consultants
145 Vallecitos De Oro
San Marcos, CA 92069

EDR Inquiry # 4537084.2

Contact: Keith Sy



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Advantage Env. Consultants LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Onni - Hollywood
Address: 6254-6274 W Delongpre, 1334-1360 N Vine
City, State, Zip: Los Angeles, CA 90028
Cross Street:
P.O. # NA
Project: 16-041SD
Certification # 94F1-41A0-B442



Sanborn® Library search results
Certification # 94F1-41A0-B442

Maps Provided:

1970	1960
1969	1957
1968	1955
1966	1950
1962	1919
1961	

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Advantage Env. Consultants LLC (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2016 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

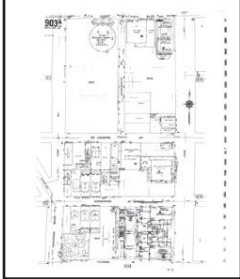
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Thumbnails

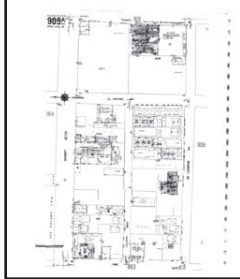
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1970 Source Sheets



Volume 9A, Sheet 903a

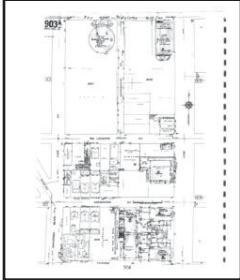


Volume 9A, Sheet 905a

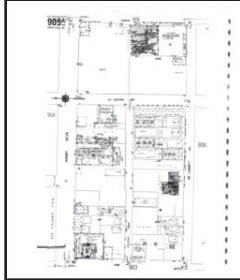


Volume 9A, Sheet 906a

1969 Source Sheets



Volume 9A, Sheet 903a

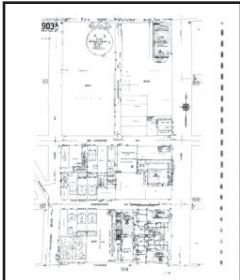


Volume 9A, Sheet 905a

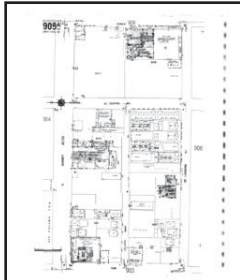


Volume 9A, Sheet 906a

1968 Source Sheets



Volume 9A, Sheet 903a

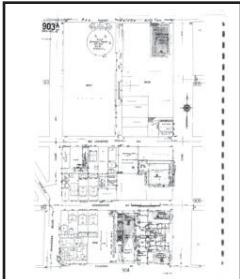


Volume 9A, Sheet 905a

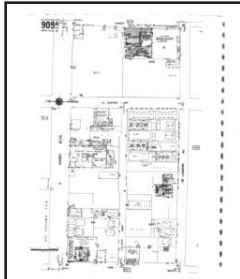


Volume 9A, Sheet 906a

1966 Source Sheets



Volume 9A, Sheet 903a

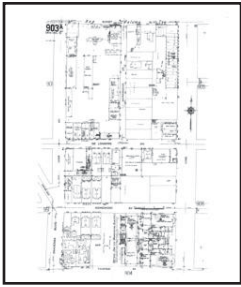


Volume 9A, Sheet 905a



Volume 9A, Sheet 906a

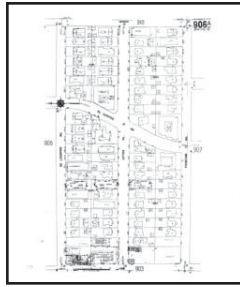
1962 Source Sheets



Volume 9A, Sheet 903a

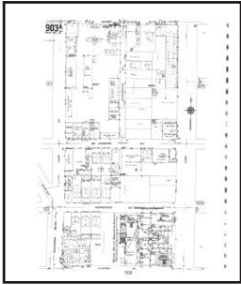


Volume 9A, Sheet 905a



Volume 9A, Sheet 906a

1961 Source Sheets



Volume 9A, Sheet 903a

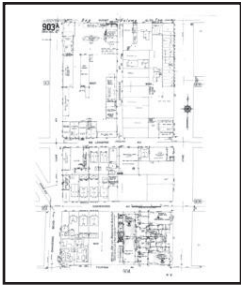


Volume 9A, Sheet 905a



Volume 9A, Sheet 906a

1960 Source Sheets



Volume 9A, Sheet 903a

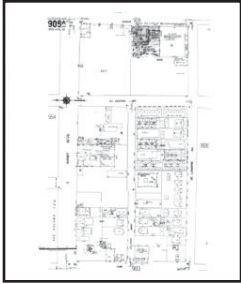


Volume 9A, Sheet 905a



Volume 9A, Sheet 906a

1957 Source Sheets



Volume 9A, Sheet 905a



Volume 9A, Sheet 906a

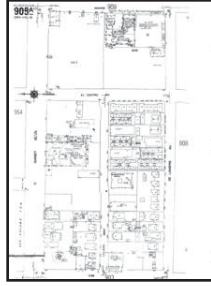


Volume 9A, Sheet 903a

1955 Source Sheets



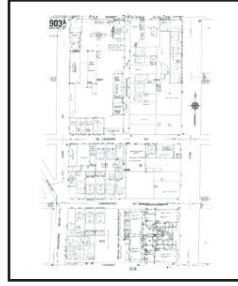
Volume 9A, Sheet 903a



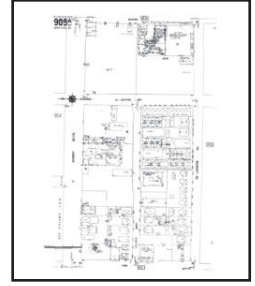
Volume 9A, Sheet 905a



Volume 9A, Sheet 906a



Volume 9A, Sheet 903a



Volume 9A, Sheet 905a

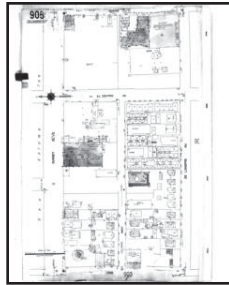


Volume 9A, Sheet 906a

1950 Source Sheets



Volume 9, Sheet 903

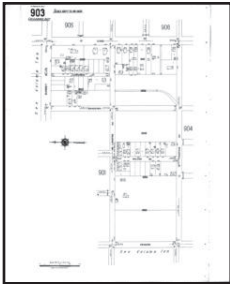


Volume 9, Sheet 905

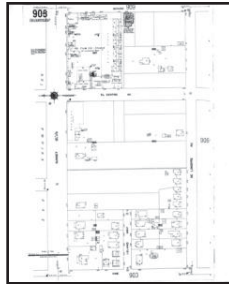


Volume 9, Sheet 906

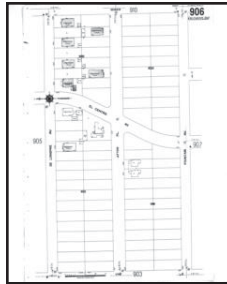
1919 Source Sheets



Volume 9, Sheet 903

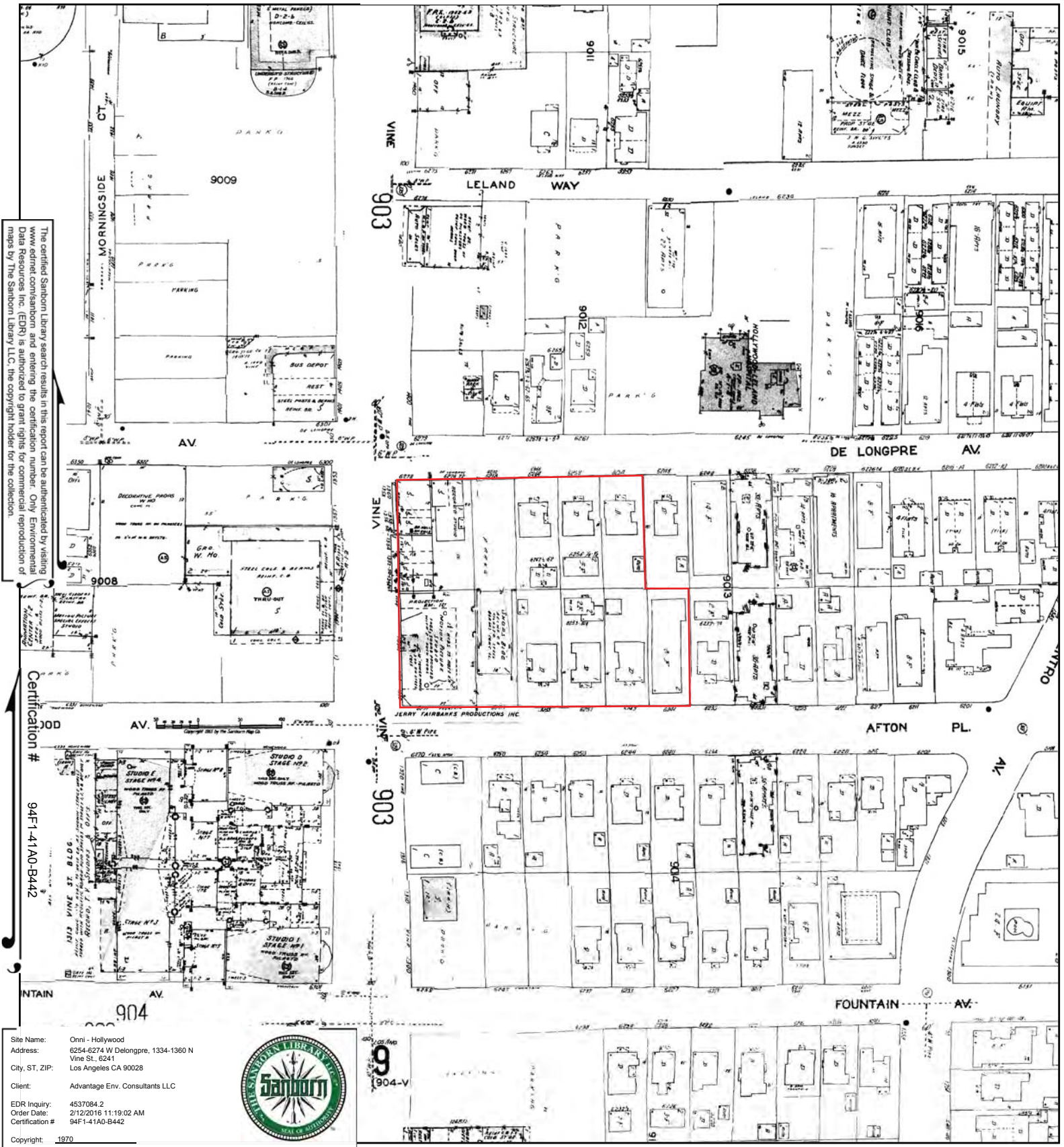


Volume 9, Sheet 905



Volume 9, Sheet 906

1970 Certified Sanborn Map



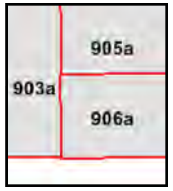
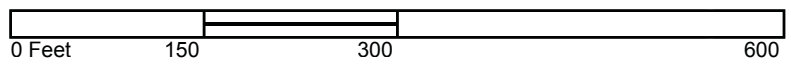
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

Site Name: Omni - Hollywood
 Address: 6254-6274 W Delongpre, 1334-1360 N Vine St., 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442
 Copyright: 1970



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9A, Sheet 903a
 Volume 9A, Sheet 905a
 Volume 9A, Sheet 906a



1969 Certified Sanborn Map

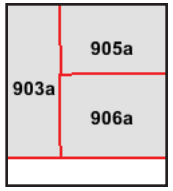
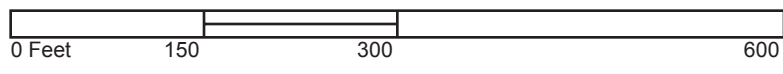
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

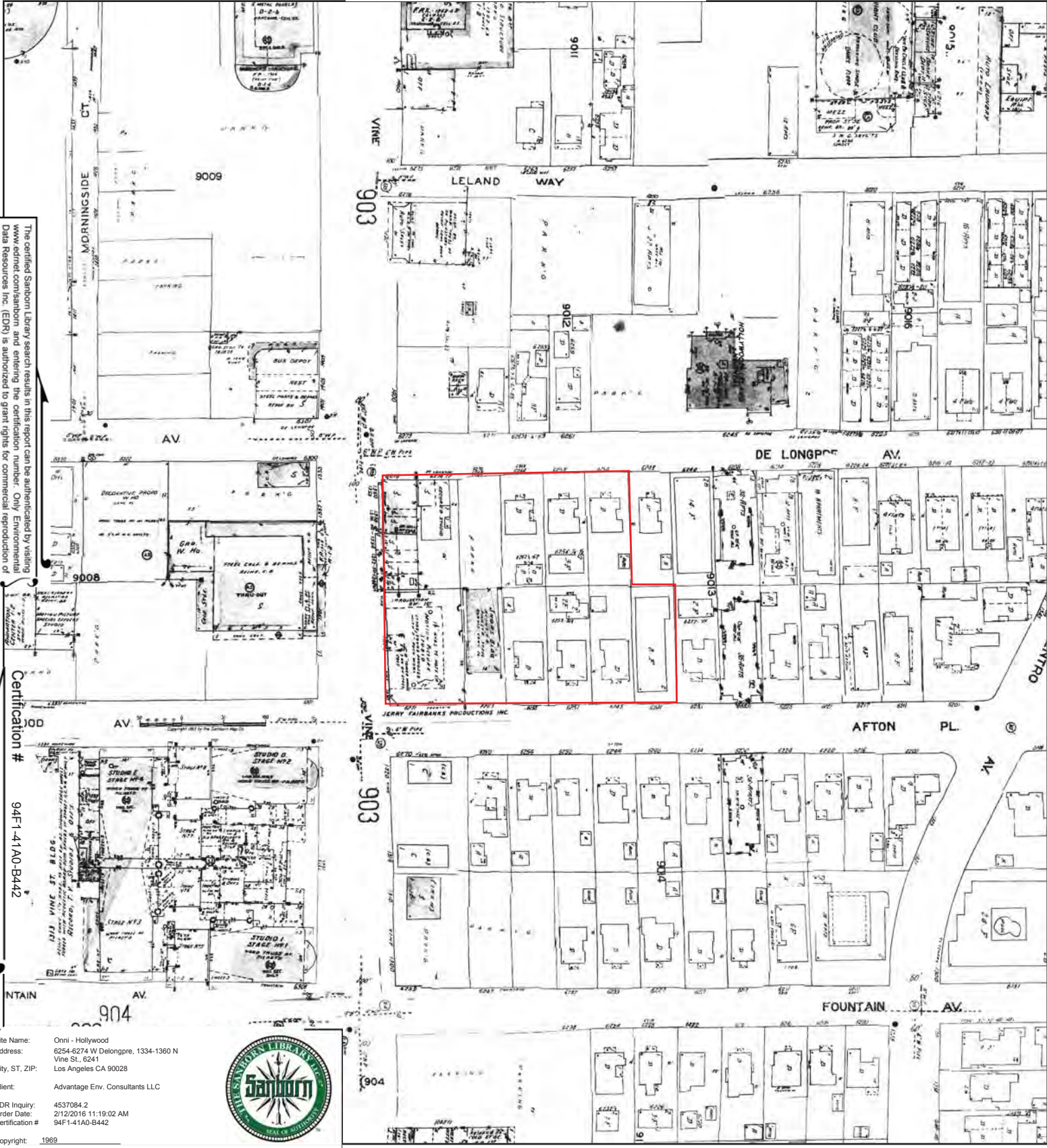
Site Name: Omni - Hollywood
 Address: 6254-6274 W Delongpre, 1334-1360 N Vine St., 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442



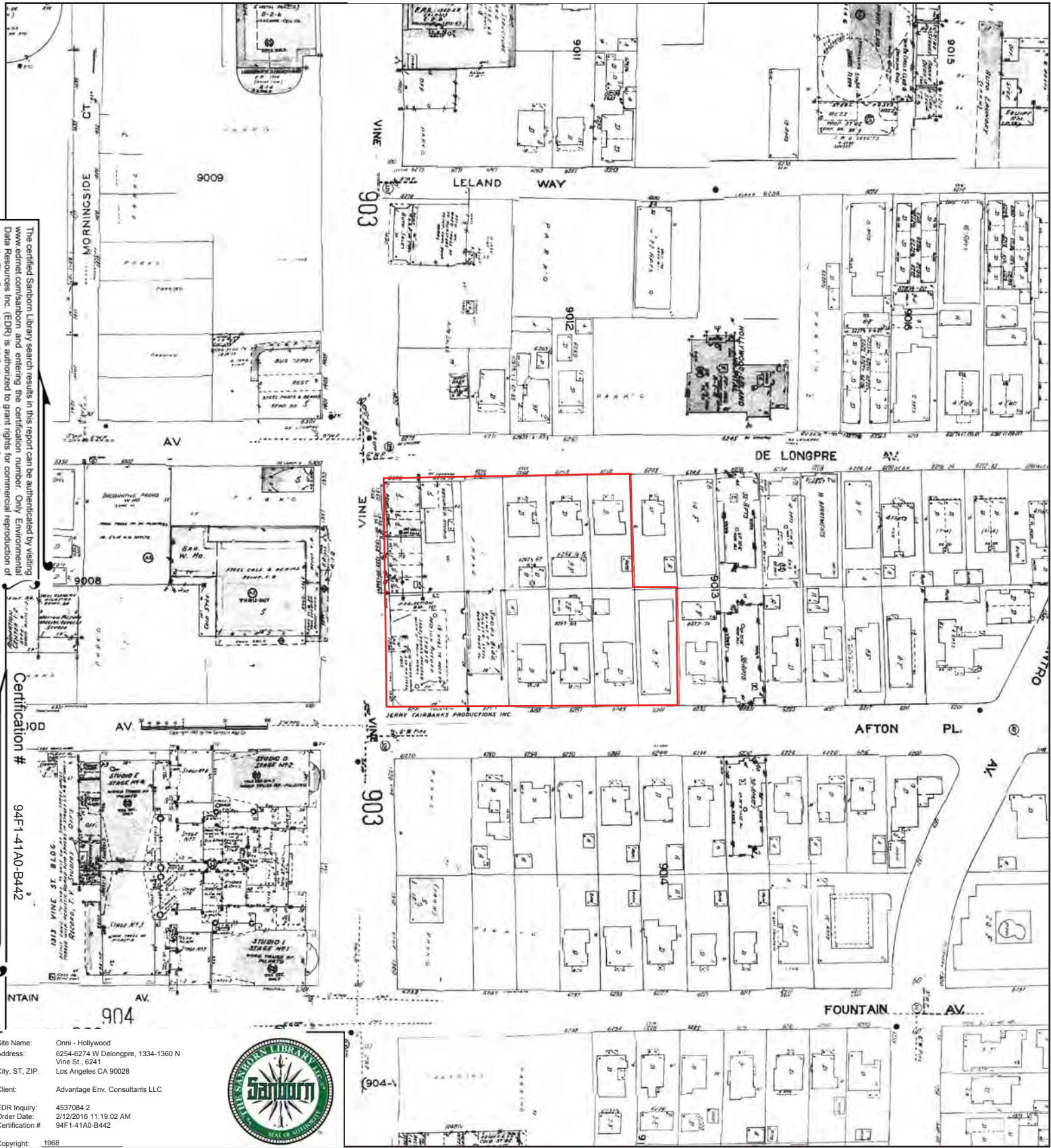
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9A, Sheet 903a
 Volume 9A, Sheet 905a
 Volume 9A, Sheet 906a



1968 Certified Sanborn Map



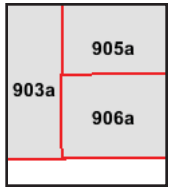
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

Site Name: Omni - Hollywood
 Address: 6254-6274 W DeLongpre, 1334-1360 N Vine St., 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442
 Copyright: 1968



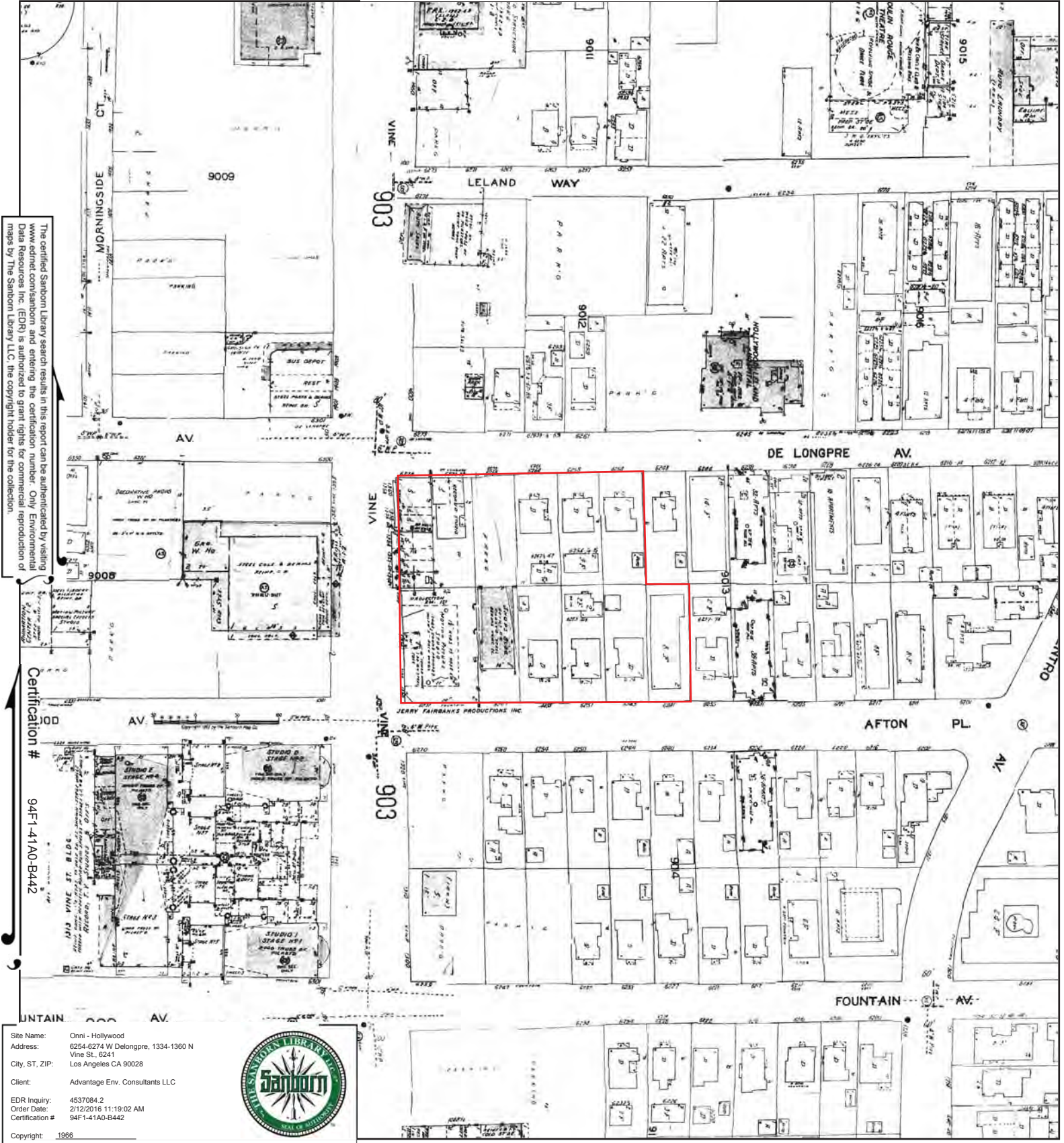
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9A, Sheet 903a
 Volume 9A, Sheet 905a
 Volume 9A, Sheet 906a



1966 Certified Sanborn Map



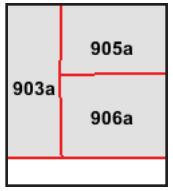
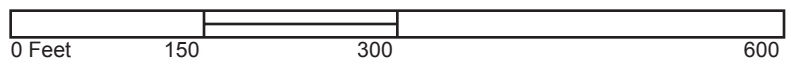
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

Site Name: Omni - Hollywood
 Address: 6254-6274 W DeLongpre, 1334-1360 N Vine St., 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442



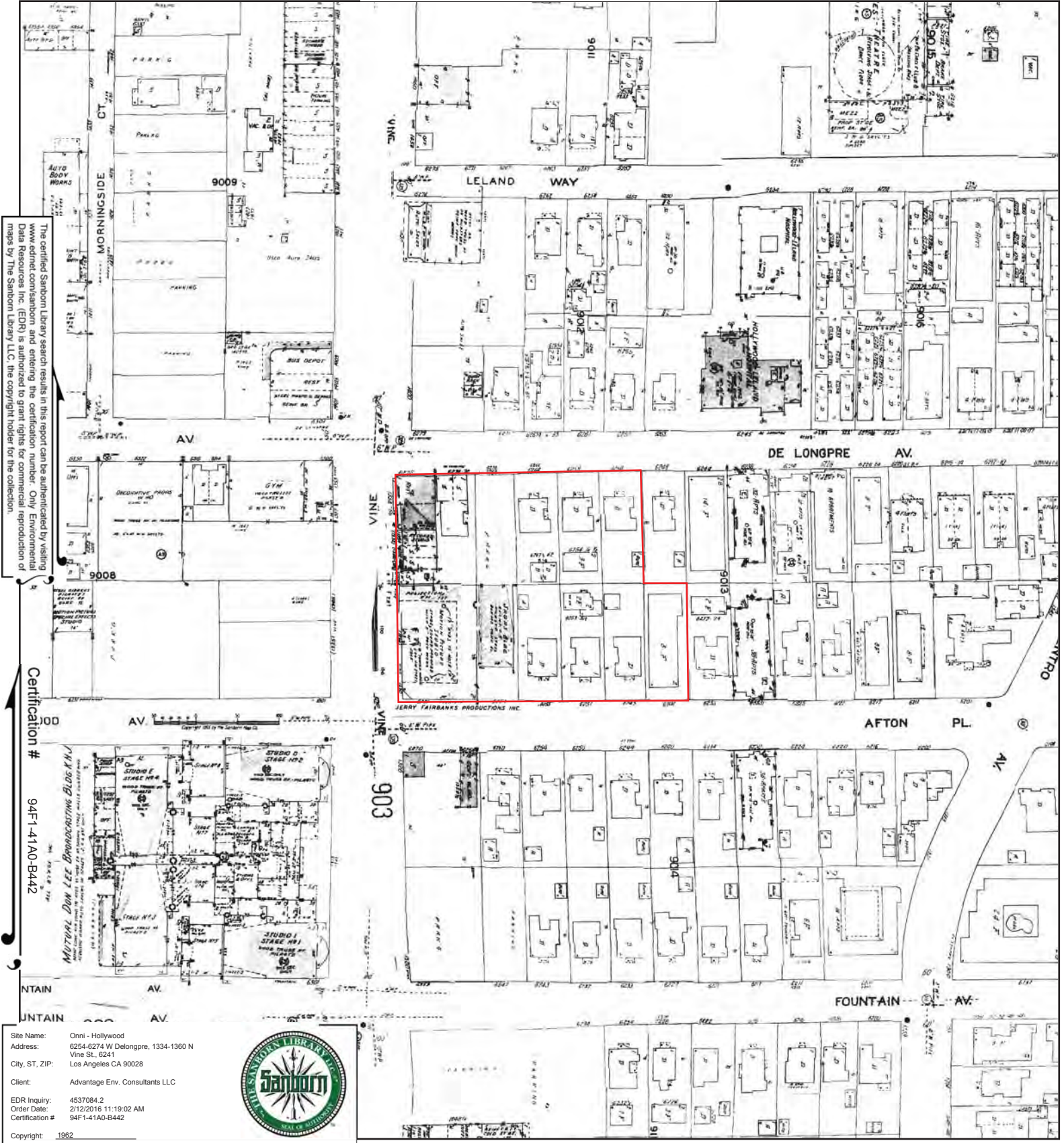
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9A, Sheet 903a
 Volume 9A, Sheet 905a
 Volume 9A, Sheet 906a



1962 Certified Sanborn Map



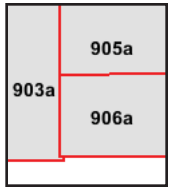
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

Site Name: Omni - Hollywood
 Address: 6254-6274 W DeLongpre, 1334-1360 N Vine St, 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442



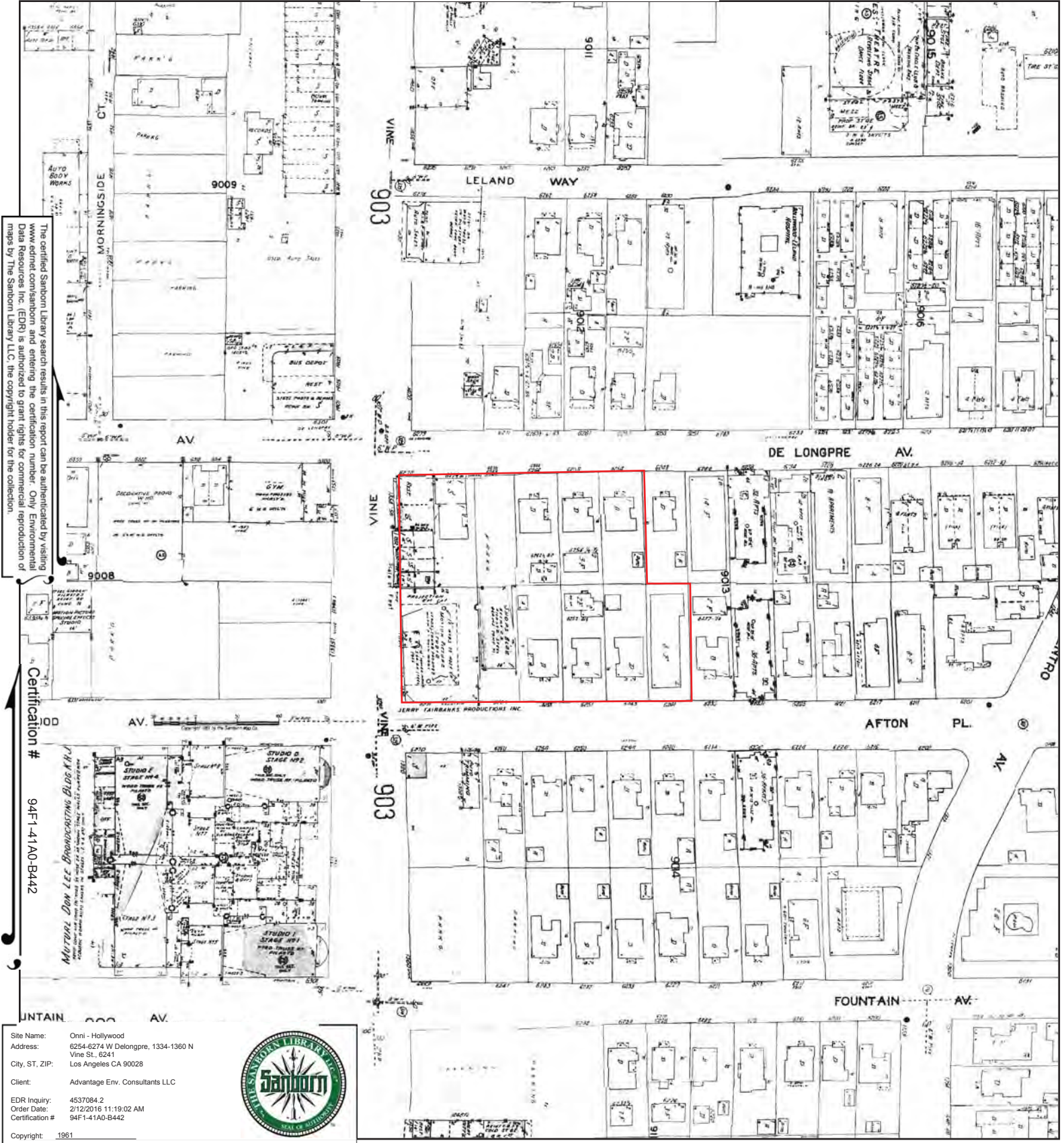
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9A, Sheet 903a
 Volume 9A, Sheet 905a
 Volume 9A, Sheet 906a



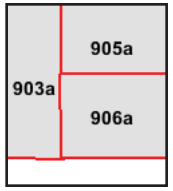
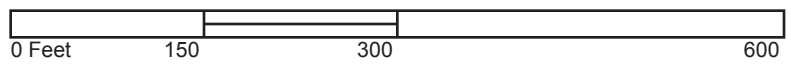
1961 Certified Sanborn Map



Site Name: Omni - Hollywood
 Address: 6254-6274 W DeLongpre, 1334-1360 N Vine St, 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9A, Sheet 903a
 Volume 9A, Sheet 905a
 Volume 9A, Sheet 906a



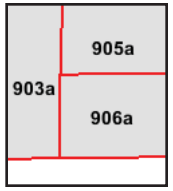
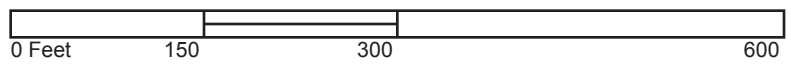
1960 Certified Sanborn Map



Site Name: Onni - Hollywood
 Address: 6254-6274 W DeLongpre, 1334-1360 N Vine St, 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442
 Copyright: 1960



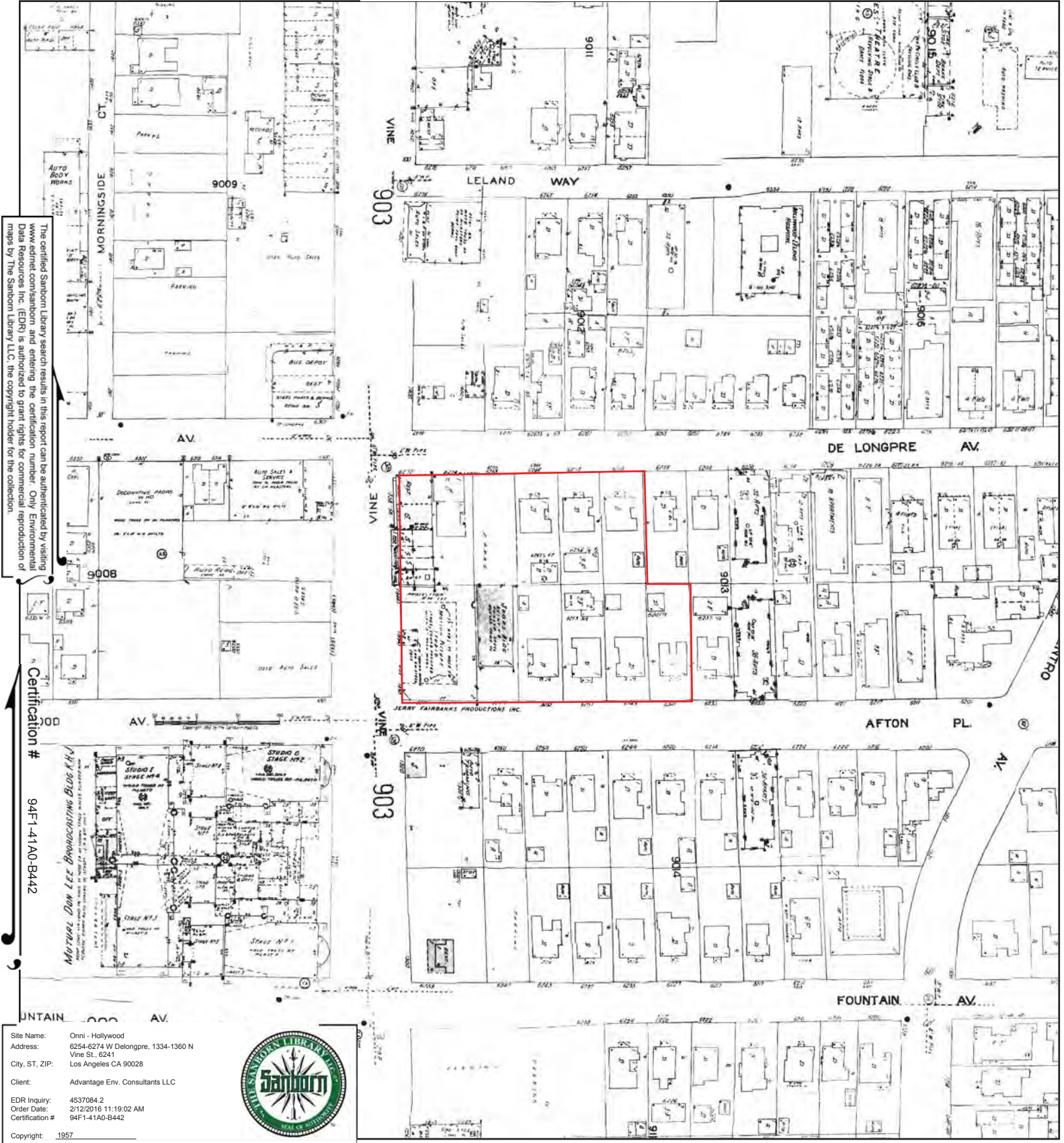
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 9A, Sheet 903a
 Volume 9A, Sheet 905a
 Volume 9A, Sheet 906a



1957 Certified Sanborn Map



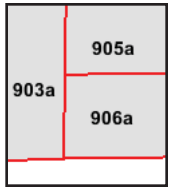
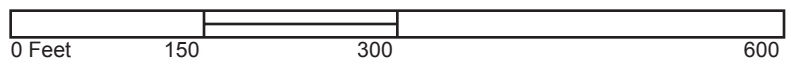
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

Site Name: Omni - Hollywood
 Address: 6254-6274 W DeLongpre, 1334-1360 N Vine St, 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442



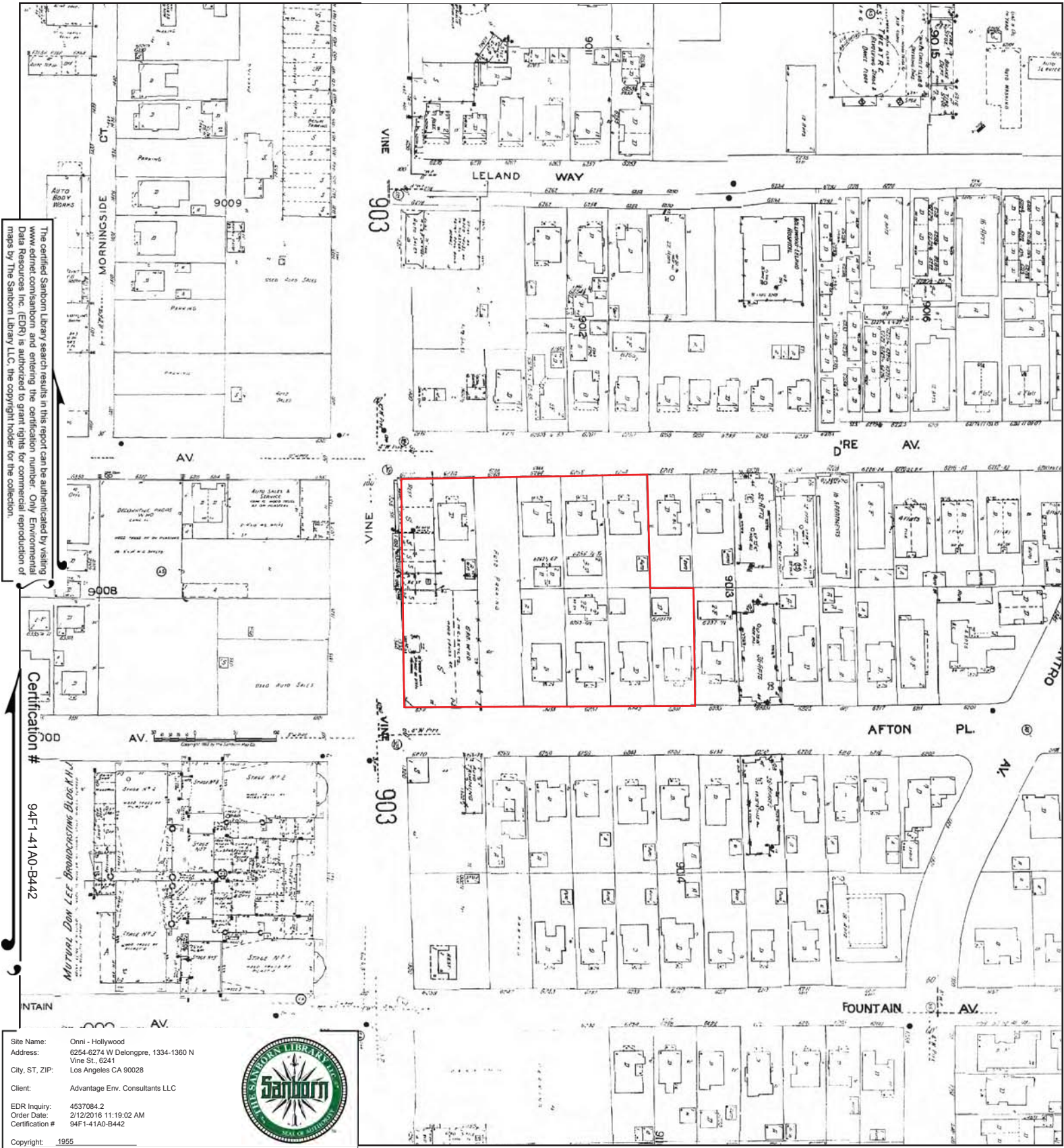
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9A, Sheet 905a
 Volume 9A, Sheet 906a
 Volume 9A, Sheet 903a



1955 Certified Sanborn Map



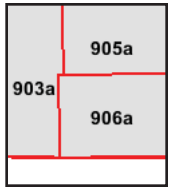
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

Site Name: Omni - Hollywood
 Address: 6254-6274 W Delongpre, 1334-1360 N Vine St, 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification # 94F1-41A0-B442
 Copyright: 1955



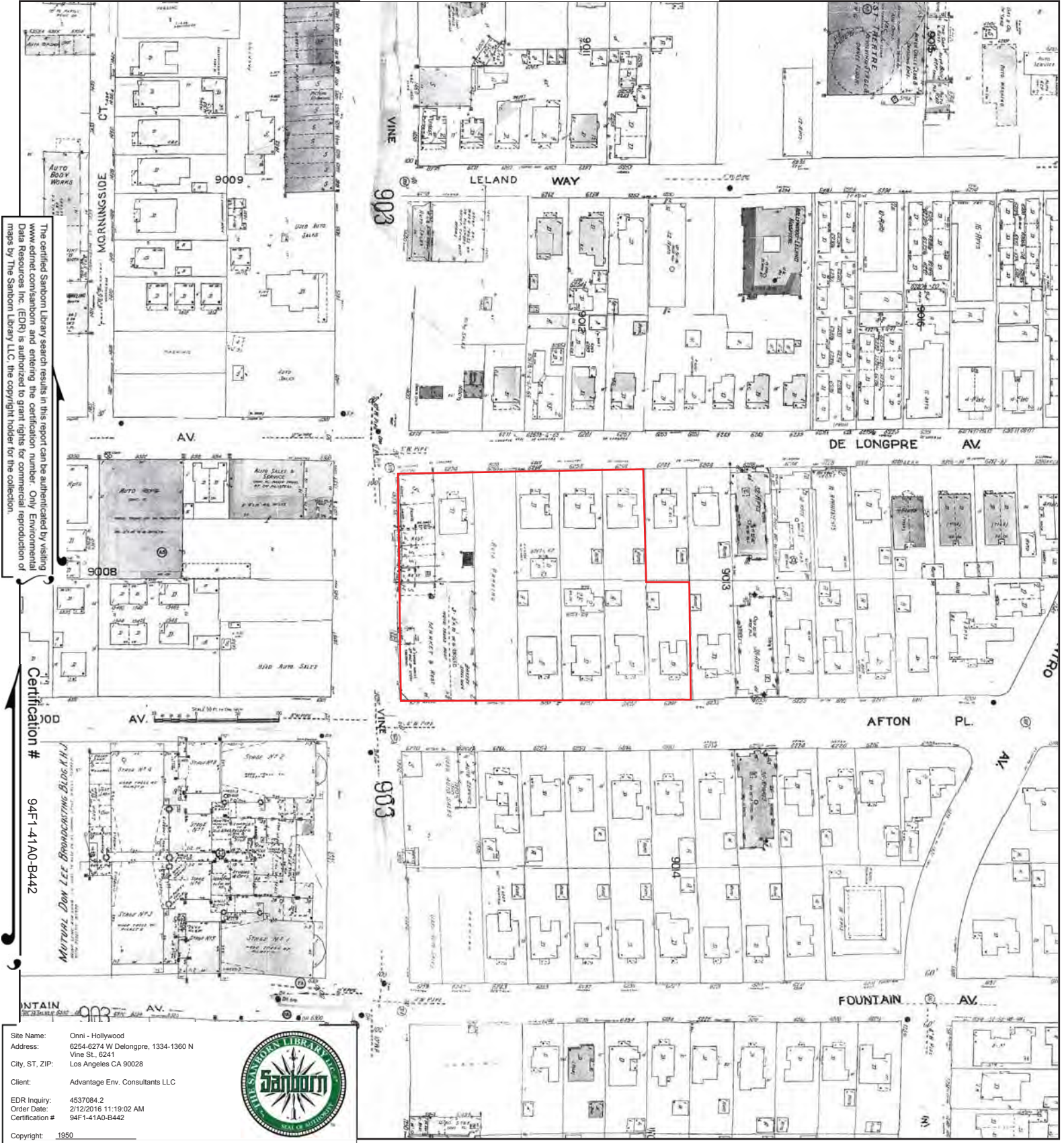
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 9A, Sheet 903a
- Volume 9A, Sheet 905a
- Volume 9A, Sheet 906a
- Volume 9A, Sheet 903a
- Volume 9A, Sheet 905a



1950 Certified Sanborn Map



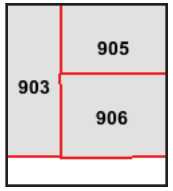
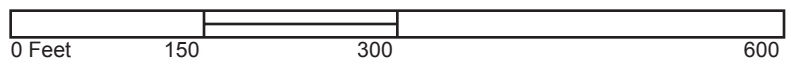
The certified Sanborn Map search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

Site Name: Omni - Hollywood
 Address: 6254-6274 W DeLongpre, 1334-1360 N Vine St, 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 903
 Volume 9, Sheet 905
 Volume 9, Sheet 906



1919 Certified Sanborn Map



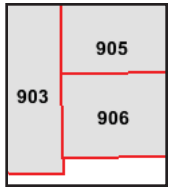
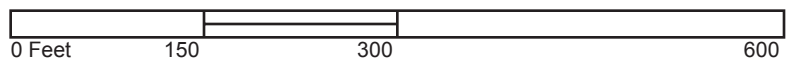
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 94F1-41A0-B442

Site Name: Onni - Hollywood
 Address: 6254-6274 W Delongpre, 1334-1360 N Vine St., 6241
 City, ST, ZIP: Los Angeles CA 90028
 Client: Advantage Env. Consultants LLC
 EDR Inquiry: 4537084.2
 Order Date: 2/12/2016 11:19:02 AM
 Certification #: 94F1-41A0-B442
 Copyright: 1919



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 9, Sheet 903
- Volume 9, Sheet 905
- Volume 9, Sheet 906



11.6 City Directories

Onni - Hollywood

6254-6274 W DeLongpre, 1334-1360 N Vine St., 6241
Los Angeles, CA 90028

Inquiry Number: 4537084.4
February 12, 2016

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.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2016 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

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 2013. 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.

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>
2013	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2008	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2006	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
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	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1976	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	-	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1966	Pacific Telephone	-	X	X	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	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.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

6254-6274 W Delongpre, 1334-1360 N Vine St., 6241
Los Angeles, CA 90028

FINDINGS DETAIL

Target Property research detail.

DE LONGPRE

6254 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Santana Gregorio	Pacific Telephone
1962	Brown Esther A	Pacific Telephone

6256 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Goldstein Robt	Pacific Telephone
	Puopolo Michael	Pacific Telephone
1967	Puopolo Michael	Pacific Telephone
1962	Rivas Eduardo N	Pacific Telephone

6258 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Sarmiento Zenobio	Pacific Telephone
1967	Gallegos Carlos	Pacific Telephone
	Levin Ruby S	Pacific Telephone
1962	Calhoun Margaret	Pacific Telephone
	Levin Ruby S	Pacific Telephone
	Thyne Patrick Mrs	Pacific Telephone
1933	NELSON Terrence	Los Angeles Directory Co.

6262 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Rodriguez Tula Rubio	Pacific Telephone
1967	Berry H L	Pacific Telephone

6264 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Gerard Louis	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Yandrich Ernest	Pacific Telephone

6272 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Teron Recording Studio	Pacific Telephone

6274 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Fetig H E Manufacturers Electronic Serv	Pacific Telephone
	Manufacturers Electronic Serv	Pacific Telephone

DE LONGPRE AVE

6244 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	RA LIMOUSINE SERVICE	Cole Information Services

6254 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2000	XXXX	Haines & Company
1958	Grilli Mario A	Pacific Telephone
1942	Bax Fred E priv sec Columbia Pictures Corp	Los Angeles Directory Co.
	De Mos Arth Bessie cook	Los Angeles Directory Co.
	De Mos John studiowkr	Los Angeles Directory Co.
	De Mos Nick studiowkr	Los Angeles Directory Co.
1937	Gekler H Carvin wrapper	Los Angeles Directory Co.
	Gekler Harry F Sadie G v pres Angelus Indemity Corp	Los Angeles Directory Co.
1933	Gekler Cath tchr	Los Angeles Directory Co.
	Gekler Harry F Sadie ins adj	Los Angeles Directory Co.
1929	Gekler Cath clk	Los Angeles Directory Co.
	Gekler Harry F Sadie slsmn	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

6256 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1990	PUOPOLO MICHAEL	Pacific Bell
1986	PUOPOLO MICHAEL	Pacific Bell
1981	PUOPOLO MICHAEL	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Puopolo Michael	Pacific Telephone
1958	Patrick Shirley L	Pacific Telephone
	Roman Eugene Mrs	Pacific Telephone
	Smith Wm H	Pacific Telephone
	Straeter Duane	Pacific Telephone

6258 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1958	Levin Abrion	Pacific Telephone
1951	De Longpre McComb Robt L r	Pacific Telephone & Telegraph Co.
1942	Mc COMB Robt L Katie clk P O	Los Angeles Directory Co.
	WOODS Belle wid Wm	Los Angeles Directory Co.
1937	Nakaki Kiyohide Mitsuko phys	Los Angeles Directory Co.
1933	NELSON Evelyn wid John	Los Angeles Directory Co.
1929	Jereiwatt Emil	Los Angeles Directory Co.
	Jereiwatt Saml N slsmn	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.
	KING J Waldo student r	Los Angeles Directory Co.
	KING Mary E student r	Los Angeles Directory Co.

6262 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1976	Rodriguez Tula Rubio	Pacific Telephone
1958	Everett Betty R	Pacific Telephone
	Simone Jos J	Pacific Telephone
1951	De Longpre Av Du Pree Helene	Pacific Telephone & Telegraph Co.

6264 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Yandrich Ernest	Pacific Telephone
1951	De Longpre Montwill Danl r	Pacific Telephone & Telegraph Co.
1942	Malin Dimitri A Anna beauty shop	Los Angeles Directory Co.
1937	MASON Wesle R Emily S	Los Angeles Directory Co.
1933	MASON David H	Los Angeles Directory Co.
	MASON Wesley R Emily	Los Angeles Directory Co.
	MASON Wesley R jr	Los Angeles Directory Co.
1929	MASON Wesley M Emily S sls agt	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	MASON Wesley R sls agt h	Los Angeles Directory Co.

6268 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Mc COMB Robt L Katie G clk PO	Los Angeles Directory Co.
	WOODS Belle wid W N H	Los Angeles Directory Co.
1933	INCE John E Ethel motion pict dir	Los Angeles Directory Co.
1929	JACKSON Wm H slsmn	Los Angeles Directory Co.
1924	LARSON Arthur W Hollywood Motor Supply Co h	Los Angeles Directory Co.

6272 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1990	DAILEY THOS J MD	Pacific Bell
	SPIRITS OF THE WORLD	Pacific Bell
	VINE MEDICAL GROUP	Pacific Bell
1986	DAILEY THOS J MD	Pacific Bell
	SPIRITS OF THE WORLD	Pacific Bell
	VINE MEDICAL GROUP	Pacific Bell
1981	DAILEY THOS J MD	Pacific Telephone
	LAUTERBACH OTTO E MD	Pacific Telephone
	VINE MEDICAL GROUP	Pacific Telephone
1976	Dailey Thos J MD	Pacific Telephone
	Vine Medical Group	Pacific Telephone
	Wheadon D Wes OD	Pacific Telephone
1958	Ruskin Export Co	Pacific Telephone

6274 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Fetig H E Manufacturers Electronic Serv	Pacific Telephone
	Manufacturers Electronic Serv	Pacific Telephone
1951	De Longpre Cody W E Mrs r	Pacific Telephone & Telegraph Co.
1942	CODY Eugenia A wid W E	Los Angeles Directory Co.
	CODY Louise tchr	Los Angeles Directory Co.
1937	CODY Eugenia wid W E	Los Angeles Directory Co.
	CODY Louise tchr	Los Angeles Directory Co.
1933	CODY Eugenia A wid W E	Los Angeles Directory Co.
	CODY Louise tchr	Los Angeles Directory Co.
1929	CODY Eugenia wid W E	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	CODY Louise tchr	Los Angeles Directory Co.
1924	CODY Edith A wid W E h	Los Angeles Directory Co.
	CODY Louise tchr r	Los Angeles Directory Co.
	Mercer Bertie r	Los Angeles Directory Co.

VINE

1334 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Cordrey Eva L clk	Los Angeles Directory Co.
	Nomachi Henry Miyoshi fruits	Los Angeles Directory Co.
	PHILLIPS Gabriel Etta clo clnr	Los Angeles Directory Co.
	Radio Center Market Saml and Louis Kepoler gro	Los Angeles Directory Co.
	Schinauer Otto Helen baker	Los Angeles Directory Co.
1937	BARTON Chas L Genevieve H confy	Los Angeles Directory Co.
	Chambers Ollie U Carrie beauty shop	Los Angeles Directory Co.
	Esse Clarence B Esta restr	Los Angeles Directory Co.
	FREDRICK Wm Inc Wm Fredrick pres meats	Los Angeles Directory Co.
	Hunter Jane Mrs florist	Los Angeles Directory Co.
	Nomachi Henry fruits	Los Angeles Directory Co.
	Roseman Jos gro	Los Angeles Directory Co.
	Singer Gordon L notions	Los Angeles Directory Co.
	WEISS Nathan Anna delicatessen	Los Angeles Directory Co.
1933	Anthony Earl F Fay restr	Los Angeles Directory Co.
	Asari Tom fruits	Los Angeles Directory Co.
	CHAMBERS Ollie U Carrie barber	Los Angeles Directory Co.
	Fredericks Markets Ltd meats	Los Angeles Directory Co.
	Milos Flower Shop Milo Deighton Leonard Cardwell florists	Los Angeles Directory Co.
	Nomachi Henry fruits	Los Angeles Directory Co.
	Roseman Jos Ethel gro	Los Angeles Directory Co.
	WEISS Nathan Anna delicatessen	Los Angeles Directory Co.
	Willards Jess Food Dept Store	Los Angeles Directory Co.
	Winkelpleck Frank J baker	Los Angeles Directory Co.

1336 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	TAYLOR Robt shoe shiner	Los Angeles Directory Co.

FINDINGS

1340 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Hileman Wm used autos	Los Angeles Directory Co.

1345 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	BASSETT John J tchr Pub Sch	Los Angeles Directory Co.
	Cordrey Helen clk h rear	Los Angeles Directory Co.
	WOOLLEY Jos O Kate	Los Angeles Directory Co.
1937	BROWN Ruby L Mrs drsmkr	Los Angeles Directory Co.
	Triggs Jacob Lillian	Los Angeles Directory Co.
	Triggs Viola waiter	Los Angeles Directory Co.
	WOOLLEY J O Kate	Los Angeles Directory Co.
1929	LONG Eug C milkmn	Los Angeles Directory Co.
	WILLARD Dana oil wkr r	Los Angeles Directory Co.
	Wooley Jos Kath h	Los Angeles Directory Co.

1348 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	AGASBARRI OF ROME CUSTM TLRS	Pacific Bell
	ANTHONY GASBARRI OF ROME	Pacific Bell
1986	ANTHONY GASBALRRI OF ROME	Pacific Bell
	GASBARRI ANTHONY OF ROME CUSTM TLRS	Pacific Bell
1981	ANTHONY GASBARRI OF ROME	Pacific Telephone
	GASBARRI ANTHONY OF ROME CUSTM TLRS	Pacific Telephone
1967	Anthony Gasbarri of Rome	Pacific Telephone
	GASBARRI ANTHONY OF ROME custm tirs	Pacific Telephone
1942	Harrys of Hollywood Harry Labowitz Joe Rose man liquors	Los Angeles Directory Co.
1937	Sackin Ernest Fannie liquors	Los Angeles Directory Co.
1933	FREDERICK Saml T Ruth L clo clnr	Los Angeles Directory Co.
1929	HOLTON Saml K real est	Los Angeles Directory Co.
	HUNT Kay W real est	Los Angeles Directory Co.
	Weisz Bros C D and H R real est	Los Angeles Directory Co.

1350 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	BENS ELDORADO BRBRS	Pacific Bell
	ELDORADO HAIRSTYLING FOR MEN	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	BEN S ELDORADO BRBRS	Pacific Bell
	ELDORADO HAIRSTYLING FOR MEN	Pacific Bell
1981	BEN S ELDORADO BRBRS	Pacific Telephone
	ELDORADO HAIR PIECES	Pacific Telephone
	ELDORADO HAIRSTYLING FOR MEN	Pacific Telephone
1967	Bens Eldorado brbrs	Pacific Telephone
	ELDORADO HAIRSTYLING FOR MEN	Pacific Telephone
1942	Bercovitz Allen clo clnr	Los Angeles Directory Co.
1937	Bercovitz Herman Tana clo clnr	Los Angeles Directory Co.

1352 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CREATION ARTS	Pacific Bell
1967	Radio City Time Shop jwlr	Pacific Telephone
1962	Radio City Time Shop jwlr	Pacific Telephone
1942	Poppe J Conrad restr	Los Angeles Directory Co.
1933	COHEN Jos fruits	Los Angeles Directory Co.

1354 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	HOLLYWOOD PAWN BROKERS	Pacific Bell
	HOLLYWOOD PAWNBROKERS OUTLET STORE	Pacific Bell
	RSVP DI ALBA STUDIOS	Pacific Bell
1986	OLGAS	Pacific Bell
1967	Chic Paris	Pacific Telephone
1933	Sowles Rose A Mrs radios	Los Angeles Directory Co.

1356 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	JOJOS MARKET	Pacific Bell
1986	JOJO S MARKET	Pacific Bell
1933	Weisz Bros H R and C D Weisz real est	Los Angeles Directory Co.
1929	GORDON Saml R auto repr	Los Angeles Directory Co.
	GRAHAM Wm A Cleva gas sta	Los Angeles Directory Co.

1358 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	ABRAHAM S SHOE REPAIR	Pacific Bell
1986	JANO S SHOE REPAIR	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	MELCO HOL	Pacific Telephone
	MODERN EQUIP & LEASING CO HOL	Pacific Telephone
	MODERN EQUIP & LEASING TIME CLOCKS HOL	Pacific Telephone
	RAPIDPRIINT TIME RECORDERS HOL	Pacific Telephone
1967	BUSINESS CARD SPECIALISTS	Pacific Telephone
	Melco Modern Equip & Leasing Co	Pacific Telephone
	Modern Equip & Leasing Co	Pacific Telephone
1937	CHAPMAN J Thayer Elinor gas sta	Los Angeles Directory Co.
1933	GRAHAM Wm A Cleva gas sta	Los Angeles Directory Co.

1360 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	MAMASIAM	Pacific Bell
1986	MAMASIAM	Pacific Bell
1981	NICK S CONTINENTIAL RESTAURANT	Pacific Telephone
1967	Clam House The	Pacific Telephone

VINE ST

1334 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	N Vine A 1 Radio & Television	Pacific Telephone & Telegraph Co.
	N Vine Radio Center Fruit & Vegetable Co	Pacific Telephone & Telegraph Co.
	Vine Alberts Custom Hairdressing	Pacific Telephone & Telegraph Co.
	Vine Radio Center Meat Dept	Pacific Telephone & Telegraph Co.
	Vine Radio Center Mkt grocery dept	Pacific Telephone & Telegraph Co.
	Vine Radio City Time Shop	Pacific Telephone & Telegraph Co.

1348 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	BELL A INSURANCE SERVICES	Cole Information Services
2008	SHATARI BRAID	Cole Information Services
2000	ANTHONY GASBARRI	Haines & Company
	GASBARRI ANTHONY	Haines & Company
	WYSER Enc	Haines & Company
1976	Anthony Gasbarn Of Rome	Pacific Telephone
	GASBARRI ANTHONY OF ROME custm tlrs	Pacific Telephone
1971	Anthony Gasbarri Of Rome	Pacific Telephone
	GASBARRI ANTHONY OF ROME custm tlrs	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Self Serv Laundromat	Pacific Telephone
1951	Vine Whistle Stop lunches	Pacific Telephone & Telegraph Co.

1350 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1976	Bens Eldorado brbrs	Pacific Telephone
1971	Bens Eldorado brbrs	Pacific Telephone
	EI DORADO HAIRSTYLNG FOR MEN	Pacific Telephone
	Micale Joe mens hairstylist	Pacific Telephone
1951	N Vine Famous Clnrs of Hollywd	Pacific Telephone & Telegraph Co.

1352 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Radio City Time Shop jwlr	Pacific Telephone
1971	Radio City Time Shop Jwlr	Pacific Telephone
1958	Radio City Time Shop jwlr	Pacific Telephone
1951	N Vine Lane Clara	Pacific Telephone & Telegraph Co.

1354 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	HOLLYWOOD PAWNBROKERS OUTLET STORE	Cole Information Services
2008	HOLLYWOOD PAWNBROKERS	Cole Information Services
	RIGHTIME ENTERPRISE	Cole Information Services
2006	AUCTIONCITY	Haines Company, Inc.
	HOLLYWD	Haines Company, Inc.
	OUTLETSTR	Haines Company, Inc.
	PAWNBROKERS	Haines Company, Inc.
2000	AUCTION CITY	Haines & Company
	HOLLYWD PAWN BRKRS	Haines & Company
1958	Fidelity Recording Studio	Pacific Telephone

1356 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1958	Better Impressions Larry E Levin	Pacific Telephone
	Levin Larry E Better Impressions	Pacific Telephone
1951	N Vine Ball & Co Ted H advg	Pacific Telephone & Telegraph Co.
	N Vine Ball Script Serv Co	Pacific Telephone & Telegraph Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	N Vine Ball Ted H & Co advg	Pacific Telephone & Telegraph Co.
	N Vine Hollywood Novelty Advertising Co	Pacific Telephone & Telegraph Co.
	N Vine Peerless Film & Radio Productions	Pacific Telephone & Telegraph Co.
	N Vine Script Serv Co	Pacific Telephone & Telegraph Co.
	N Vine Studio Beauty Products Co	Pacific Telephone & Telegraph Co.
	N Vine Theodore photos	Pacific Telephone & Telegraph Co.

1358 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	HOLLYWOOD PSYCHIC	Cole Information Services
2000	PSYCHIC READINGS BY SUSAN	Haines & Company
1971	BUSINESS CARD SPECIALISTS	Pacific Telephone
	MELCO	Pacific Telephone
	Melco Modern Equip & Leasing Co	Pacific Telephone
	Modern Equip & Leasing Co	Pacific Telephone
1958	Tivoli Restaurant	Pacific Telephone
1951	N Vine Clara Lane Friendship Center Inc social introduction	Pacific Telephone & Telegraph Co.

1360 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	LOS BALCONES DEL PERU	Cole Information Services
2006	LOSBALCON ESEDEL	Haines Company, Inc.
2000	THAI ON VINE	Haines & Company
1976	Riellys Pub	Pacific Telephone
1971	Clam House The	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

AFTON

6231 AFTON

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	LANCASTER Thornton B Myrtle R slsmn	Los Angeles Directory Co.
1933	Tremayne Hugh P line assigner SCT Co	Los Angeles Directory Co.
	WILLIAMS Gale beauty opr	Los Angeles Directory Co.

6270 AFTON

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Avery John R Cecile H real est	Los Angeles Directory Co.

AFTON AVE

6260 AFTON AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	BOYER Helyn L boxmkr	Los Angeles Directory Co.

AFTON PL

6230 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	AFTON PLACE SENIOR APTS	Cole Information Services
2006	APARTMENTS	Haines Company, Inc.
	AFTON PLACE	Haines Company, Inc.
	ALADZHANYAN	Haines Company, Inc.
	Aratyun	Haines Company, Inc.
	BUDNITSKIYEduard	Haines Company, Inc.
	CHANG Sung Kwan	Haines Company, Inc.
	GAZAYAN Petros	Haines Company, Inc.
	GELMAN Dvoira	Haines Company, Inc.
	KEGEYAN Sargis	Haines Company, Inc.
	KHABENSKAYA	Haines Company, Inc.
	Lyudmila	Haines Company, Inc.
	MARTIROSYANLeva	Haines Company, Inc.
	MIRSAKOVALiza	Haines Company, Inc.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MOLDOVA Ecaterina	Haines Company, Inc.
	NIKOLSKY Ala	Haines Company, Inc.
	OREKHOVA Lyudmila	Haines Company, Inc.
	SARGSYAN Ruben	Haines Company, Inc.
	SHIN Chang	Haines Company, Inc.
	YUMSHAJYAN	Haines Company, Inc.
	Marijan	Haines Company, Inc.
2000	APARTMENTS	Haines & Company
	DACAYAN Magno B	Haines & Company
	GELMAN Dvoira	Haines & Company
	IOSIF Maria	Haines & Company
	KHABENSKAYA Lyudmila	Haines & Company
	MARTIROSYAN Leva	Haines & Company
	MIRSAKOVA Liza	Haines & Company
	NAVOYAN Azal	Haines & Company
	NIKOLSKY Alla	Haines & Company
	ROKHCHTEIN Freida	Haines & Company
	SAFRONOVA I	Haines & Company
	SHIM Hoon	Haines & Company
	TAMARA Meleshko	Haines & Company
	TAYMANOVA Ann	Haines & Company
YUMSHAJYAN Marijan	Haines & Company	
1990	MIRETSKY-CHERINS GYLIA	Pacific Bell
	MIZHEN IGOR	Pacific Bell
	RENDON SENORINA	Pacific Bell
	ROKHCHTEIN FREIDA	Pacific Bell
	SHVARTSMAN SONYA	Pacific Bell
	TOPORKOV IVAN	Pacific Bell
	GARCES VICTOR E	Pacific Bell
	GOKHMAN ENYA	Pacific Bell
	GONZALEZ IRIS	Pacific Bell
	HERNANDEZ LUIS	Pacific Bell
	IOSIF MARIA	Pacific Bell
	KOGAN SARRA	Pacific Bell
	LANTSMAN ISRAIL	Pacific Bell
	MIRETSKY IOSIF	Pacific Bell
THE CONSULTANT GROUP	Pacific Bell	
1986	ZOBINA MARA	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	AVERBUKH PERLA	Pacific Bell
	CHERNAYA YELENA	Pacific Bell
	CORNSWEET M	Pacific Bell
	GOKHMAN ENYA	Pacific Bell
	GOLBRAYKH MARSHA	Pacific Bell
	GONZALEZ IRIS	Pacific Bell
	HERNANDEZ LUIS	Pacific Bell
	IOSIF MARIA	Pacific Bell
	LANTSMAN ISRAIL	Pacific Bell
	LYUBOVNAYA SOFYA	Pacific Bell
	MIRETSKY CHERINS GYLIA	Pacific Bell
	MIRETSKY IOSIF	Pacific Bell
	ROKHCNTEIN FREIDA	Pacific Bell
	SHVARTSMAN SONYA	Pacific Bell
	TOPORKOV IVAN	Pacific Bell
	TSYSAR FANYA	Pacific Bell
ZALEVSKY GOLDA	Pacific Bell	
1981	AKERS ADRIENNE	Pacific Telephone
	DIFFENDERTER KEN	Pacific Telephone
	DURAN JOE & DAN	Pacific Telephone
	EASTON GEO B	Pacific Telephone
	HERNANDEZ JOSE	Pacific Telephone
	KAUMEYER MICHAEL	Pacific Telephone
	KYONGYON LEE	Pacific Telephone
	MATHESON LAURA	Pacific Telephone
	MORAN JUAN	Pacific Telephone
	OVERMIER HELEN E MRS	Pacific Telephone
	PERDOMO OMAR	Pacific Telephone
	RAMIREZ PABLO	Pacific Telephone
	ROBERTS HARRY D	Pacific Telephone
ZAVALA RAMON	Pacific Telephone	
1976	Easton Geo B	Pacific Telephone
	Lindsay Ruthie	Pacific Telephone
	Overmier Helen E Mrs	Pacific Telephone
	Roberts Harry D	Pacific Telephone
	Rudolph Patricia	Pacific Telephone
1971	Di Marco Louis	Pacific Telephone
	Easton Geo B	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Overmier Helen E Mrs	Pacific Telephone
	Roberts Harry D	Pacific Telephone
1967	Bucky Sophia	Pacific Telephone
	Ladner Irwin H	Pacific Telephone
	Neel Marjorie	Pacific Telephone
	Roberts Harry D	Pacific Telephone
1962	Clement John P	Pacific Telephone
	Roberts Harry D	Pacific Telephone
1958	Carlile Harry L	Pacific Telephone
	Cobb Pamela	Pacific Telephone
	Deery Catherine C Mrs	Pacific Telephone
	Frisch Lena Mrs	Pacific Telephone
	Green Robt N	Pacific Telephone
	Hale Louise G	Pacific Telephone
	Harrington Patricia J	Pacific Telephone
	Hinkle Sadie M	Pacific Telephone
	Landau Rose	Pacific Telephone
	Miller John W Mrs	Pacific Telephone
	Roberts Harry D	Pacific Telephone
	Robinson Ethel Mrs	Pacific Telephone
	Roe Leo E	Pacific Telephone
	Rosenberg Harold A	Pacific Telephone
	Sharritt Doris	Pacific Telephone
	Sporney Dorothy W	Pacific Telephone
	Winberg Andrew M	Pacific Telephone
	Bastien Don J	Pacific Telephone
1951	Aftn PI	Pacific Telephone & Telegraph Co.
	Oelke J R r	Pacific Telephone & Telegraph Co.
	Adair Carlton r	Pacific Telephone & Telegraph Co.
	Wilde Anne Mausell r	Pacific Telephone & Telegraph Co.
	Carr Louise	Pacific Telephone & Telegraph Co.
	Levin Ben r	Pacific Telephone & Telegraph Co.
	Wild J R	Pacific Telephone & Telegraph Co.
	Harmon Mariam	Pacific Telephone & Telegraph Co.
	Sullivan Jos r	Pacific Telephone & Telegraph Co.
	Schaffran Charlotte r	Pacific Telephone & Telegraph Co.
	Estel John L r	Pacific Telephone & Telegraph Co.
	Kuhn Grace r	Pacific Telephone & Telegraph Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Shannon Anne r	Pacific Telephone & Telegraph Co.
	Clark Herman r	Pacific Telephone & Telegraph Co.
	Kitterman Eureka r	Pacific Telephone & Telegraph Co.
	Linn S D	Pacific Telephone & Telegraph Co.
	Terry Joy r	Pacific Telephone & Telegraph Co.
	Blender Sarah Mrs	Pacific Telephone & Telegraph Co.
	Lappin Maurice H r	Pacific Telephone & Telegraph Co.
	Smith Margaret E r	Pacific Telephone & Telegraph Co.
	James Suzanne r	Pacific Telephone & Telegraph Co.
	Szczurek Betty O	Pacific Telephone & Telegraph Co.
	Russell Kathryn A r	Pacific Telephone & Telegraph Co.
	Strauss Elizabeth B r	Pacific Telephone & Telegraph Co.
	Shipper Mary T r	Pacific Telephone & Telegraph Co.
1942	De Meyer Ernest	Los Angeles Directory Co.
	Fairman Helen	Los Angeles Directory Co.
	Freiling Donald	Los Angeles Directory Co.
	Greenblatt Julius slsmn B Black & Sons	Los Angeles Directory Co.
	GREENE Julius	Los Angeles Directory Co.
	Hebbeler Cyril night mgr WUT Co	Los Angeles Directory Co.
	HENDERSON Mary Mrs	Los Angeles Directory Co.
	Huit Stanley E Gwendolyn slsmn Gallen Kamp Stores Co	Los Angeles Directory Co.
	Keppler Harold clk	Los Angeles Directory Co.
	Keppler Saml Radio Center Mkt	Los Angeles Directory Co.
	LAIN Bettie priv sec TG&TCo	Los Angeles Directory Co.
	LAIN W H	Los Angeles Directory Co.
	LANE Muriel	Los Angeles Directory Co.
	Mc KNIGHT Dorothy	Los Angeles Directory Co.
	Mc KNIGHT T E	Los Angeles Directory Co.
	NOONAN Stanley	Los Angeles Directory Co.
	Parker Franklin	Los Angeles Directory Co.
	Pasinkoff Chas cigars	Los Angeles Directory Co.
	Passen Chas	Los Angeles Directory Co.
	PENNINGTON Peggy	Los Angeles Directory Co.
	RANDALL Robt	Los Angeles Directory Co.
	Rockwell Mollie Mrs	Los Angeles Directory Co.
	STRAUSS John	Los Angeles Directory Co.
Swearingen Kath Mrs	Los Angeles Directory Co.	
VALENTINE Alberta L Mrs mgr Apts	Los Angeles Directory Co.	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	VALENTINE Marjorie	Los Angeles Directory Co.
	VALENTINE Wm M	Los Angeles Directory Co.
	Woodling Thos L cable spiler	Los Angeles Directory Co.
	Aftonian Apartments	Los Angeles Directory Co.
	ALLEN Kath Mrs	Los Angeles Directory Co.
	Ashley Beulah Mrs	Los Angeles Directory Co.
	Averitt Jeanette	Los Angeles Directory Co.
	BARHAM Lloyd	Los Angeles Directory Co.
	Barnhart Al	Los Angeles Directory Co.
	Bazell Grace	Los Angeles Directory Co.
	Bourke John	Los Angeles Directory Co.
	Brown J L	Los Angeles Directory Co.
	Darling Betty	Los Angeles Directory Co.
	1937	Aftonian Apartments
BAKER B		Los Angeles Directory Co.
Berkey Hazel L sten		Los Angeles Directory Co.
Churchill Rosamond Mrs		Los Angeles Directory Co.
CLARK Frank		Los Angeles Directory Co.
CURRY Pleasant B Mrs		Los Angeles Directory Co.
De Lay Melville P Irene studiowkr		Los Angeles Directory Co.
Donnelly Wm clk		Los Angeles Directory Co.
Fieldz W		Los Angeles Directory Co.
Flavin Jas W Lucile R actor		Los Angeles Directory Co.
Flavin Keath L wid Jas		Los Angeles Directory Co.
FOX Finis writer		Los Angeles Directory Co.
Frizzelle M R		Los Angeles Directory Co.
Gantt Hugh H pres Utilities of America Inc		Los Angeles Directory Co.
Lashin Lillian Mrs beauty opr		Los Angeles Directory Co.
LEVY Ruth Mrs		Los Angeles Directory Co.
Loffin Rosamond C dept mgr Broadway Hollywood		Los Angeles Directory Co.
LOWRY Lynn C slsmn		Los Angeles Directory Co.
LOWRY M		Los Angeles Directory Co.
Maloney G E		Los Angeles Directory Co.
Mc Elroy F E		Los Angeles Directory Co.
Millard J Miss actor		Los Angeles Directory Co.
MITCHELL J		Los Angeles Directory Co.
PAUL Morrison B Dmitria G cameramn		Los Angeles Directory Co.
PAYTON Robt L Jean C writer	Los Angeles Directory Co.	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Poncher Bess G Mrs	Los Angeles Directory Co.
	Putnam Mary Mrs	Los Angeles Directory Co.
	PUTNAM Steven P	Los Angeles Directory Co.
	RICE Wm V	Los Angeles Directory Co.
	Ritten Donald D Linda	Los Angeles Directory Co.
	SNYDER Earl	Los Angeles Directory Co.
	WATERMAN Mildred singer	Los Angeles Directory Co.
	WAYNE Gladys sten	Los Angeles Directory Co.
	Wheelock Marie K Mrs mgr Aftonian Apts	Los Angeles Directory Co.
	WRIGHT G J	Los Angeles Directory Co.
1933	Brinker Kay sten	Los Angeles Directory Co.
	Coffey Marie	Los Angeles Directory Co.
	Coffey Oneta clk	Los Angeles Directory Co.
	Davenport DEsta sten	Los Angeles Directory Co.
	DAVIES Ethel tchr City Schs	Los Angeles Directory Co.
	FITZPATRICK R M	Los Angeles Directory Co.
	GENTRY Thurston	Los Angeles Directory Co.
	GUTHRIE Margt bkpr Hillman Auto Loan Ltd	Los Angeles Directory Co.
	Guyot Reinhard studiowkr	Los Angeles Directory Co.
	KAUFMAN Vera actor	Los Angeles Directory Co.
	KEITH Kay writer	Los Angeles Directory Co.
	Lindan Tove actor	Los Angeles Directory Co.
	MILLER Harold actor	Los Angeles Directory Co.
	Riemer M C Mrs	Los Angeles Directory Co.
	Turk Herman	Los Angeles Directory Co.
	TURNER Ruth model	Los Angeles Directory Co.
	Wenger Paul J inventor	Los Angeles Directory Co.
	WHITMAN M G writer	Los Angeles Directory Co.
	WILLIAMS Lillian M Mrs mgr Aftonian Apts	Los Angeles Directory Co.
	Arthur Betty actor	Los Angeles Directory Co.
Arthur Lillian Mrs	Los Angeles Directory Co.	
Bedard Raleigh Geraldine slsmn Phoenix Mut Life Ins Co	Los Angeles Directory Co.	
BING Jules buyer Broadway Hollywood	Los Angeles Directory Co.	
1929	SUMMERS Chas L Luana mgr Wayne Tank & Pump Co h	Los Angeles Directory Co.
	VAUGHAN Doris musician r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	VAUGHAN Roy V Doris photog	Los Angeles Directory Co.
1924	GATES Sophia L wid J L r	Los Angeles Directory Co.
	HUNT Geo E h	Los Angeles Directory Co.

6231 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	MINAMI APARTMENTS	Cole Information Services
2006	MINAMI APTS	Haines Company, Inc.
	CHOLAKYAN Osana	Haines Company, Inc.
	FRIDMAN Itasik	Haines Company, Inc.
	GENDELMAN Iosip B	Haines Company, Inc.
	GENZEL Inna	Haines Company, Inc.
	KEGEYAN Anbranik	Haines Company, Inc.
	KHAYKIN Mariya	Haines Company, Inc.
	LANAVENKO Anatoliy	Haines Company, Inc.
	MILSHTEYN Zinaida	Haines Company, Inc.
	NIKITIN Galina	Haines Company, Inc.
	SAFARUAN Med	Haines Company, Inc.
	SMOLYAK Tsilya	Haines Company, Inc.
	SUKHAREV Semen	Haines Company, Inc.
	WILLIMER Hanna	Haines Company, Inc.
	YASINOVER Yakhil	Haines Company, Inc.
2000	PAVLOVSKAYA Klara	Haines & Company
	RUSAKOVSKA P	Haines & Company
	SHAPIO Riva	Haines & Company
	SUKHAREV Sermen	Haines & Company
	VALSKA Ida	Haines & Company
	WILLIMER Hanna	Haines & Company
	YASINDVER Yathil	Haines & Company
	MINAMI APTS	Haines & Company
	BASYUK Boris	Haines & Company
	CHERNOVSKY Mikhail	Haines & Company
	CHOLAKYAN Osana	Haines & Company
	FINGERHUT Valentina	Haines & Company
	FRIDMAN Ilsik	Haines & Company
	GEVORKIAN Avak	Haines & Company
	KATS Boris	Haines & Company
	KHAYKIN Mariya	Haines & Company
	LIM Bok Yae	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	NIKITINA Galina	Haines & Company
1990	ARRIOLA MARIQUITA A	Pacific Bell
	BARSKAYA VERA	Pacific Bell
	BUSCOLESCU NICOLAE	Pacific Bell
	FATALIS REVEKKA	Pacific Bell
	GELMAN ABRAMAN	Pacific Bell
	HIRSCH JOHN	Pacific Bell
	KIM JUNG WON	Pacific Bell
	KLEBANOV ISAK	Pacific Bell
	MINAMI APARTMENTS	Pacific Bell
	REED B	Pacific Bell
	SANCHEZ GLORIA	Pacific Bell
	SHKOLNIK SOFIA	Pacific Bell
	SHUSTERMAN ANNA	Pacific Bell
	SHVARTSMAN SONYA	Pacific Bell
	SUBBATINA MARIA	Pacific Bell
	ZHERDEV IVAN	Pacific Bell
1986	ARRIOLA MARIQUITA A	Pacific Bell
	BLYAKH AMTSEL	Pacific Bell
	CARNACITE SALUD	Pacific Bell
	FATALIS REVEKKA	Pacific Bell
	HIRSCH JOHN	Pacific Bell
	KIM JUNG WON	Pacific Bell
	MINAMI APARTMENTS	Pacific Bell
	MOROZOVSKY S	Pacific Bell
	PHISER MYRTLE	Pacific Bell
	RAM LIMOUSINE SERVICE	Pacific Bell
	REED B	Pacific Bell
	SANCHEZ GLORIA	Pacific Bell
	SHKOLNIK SOFIA	Pacific Bell
	SHUSTERMAN ANNA	Pacific Bell
	SHVARTSMAN SONYA	Pacific Bell
	SUBBATINA MARIA	Pacific Bell
1981	ANDREWS JONATHAN	Pacific Telephone
	APPLEGATE ELSIE E	Pacific Telephone
	LINEBACK ROBT	Pacific Telephone
	OLSON HAROLD I	Pacific Telephone
	THOMAS CEDRIC	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Corelli Carta	Pacific Telephone
	Mayen Leticia	Pacific Telephone
1971	Blogg W	Pacific Telephone
	Clements David A	Pacific Telephone
	Naka Yasutoshi	Pacific Telephone
	Powell Opal V Mrs	Pacific Telephone
	Walker Danl R	Pacific Telephone
1967	Auer A	Pacific Telephone
	Coons W H	Pacific Telephone
	Elvin Mary	Pacific Telephone
	Offenhauser Edith	Pacific Telephone
	Rosenkranz Sara	Pacific Telephone
	Stewart Florabelle	Pacific Telephone
1962	Carey Josephine M	Pacific Telephone
	Lalla Theresa F	Pacific Telephone
	Mc Hugh Edw L	Pacific Telephone
	Offenhauser Edith	Pacific Telephone
1958	Barker Frances	Pacific Telephone
	Bursinger Katherine	Pacific Telephone
	Fisher Fay	Pacific Telephone
	Foco Joann	Pacific Telephone
	Gallagher Ruby	Pacific Telephone
	Hebert Helen B	Pacific Telephone
	Ireland Pat	Pacific Telephone
	Jordan C C	Pacific Telephone
	Lalla Theresa F	Pacific Telephone
	Lawson Marjorie G	Pacific Telephone
	Mc Hugh Edw L	Pacific Telephone
	Nesteruk Dorothy	Pacific Telephone
	Offenhauser Edith	Pacific Telephone
	OMara P	Pacific Telephone
	Peter Lovene Margaret	Pacific Telephone
	Peters Pauline A	Pacific Telephone
	Ravenel Florence L	Pacific Telephone
	Spina Jas Owen Robt	Pacific Telephone
	Spinks Louise A	Pacific Telephone
	Sutherland Jeannine	Pacific Telephone
Tolman Grant E	Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Twitchell Mary A	Pacific Telephone
	Weddell Carolyn	Pacific Telephone
	Whipple M B Mrs	Pacific Telephone
	Willoughby Gale	Pacific Telephone
	Wilson June M	Pacific Telephone
1951	Aftn Pl	Pacific Telephone & Telegraph Co.
	Perrin Marie F	Pacific Telephone & Telegraph Co.
	Eliason Carolyn M r	Pacific Telephone & Telegraph Co.
	Jorgenson Lila Mae	Pacific Telephone & Telegraph Co.
	Hebert Helen B r	Pacific Telephone & Telegraph Co.
	Bender Lillie	Pacific Telephone & Telegraph Co.
	White Catherine r	Pacific Telephone & Telegraph Co.
	Harris Helen K r	Pacific Telephone & Telegraph Co.
	Spinks Jas H r	Pacific Telephone & Telegraph Co.
	Erick Sally	Pacific Telephone & Telegraph Co.
	Twitchell Mary A Mrs	Pacific Telephone & Telegraph Co.
	Puth Gay r	Pacific Telephone & Telegraph Co.
	Randall Dorothy E r	Pacific Telephone & Telegraph Co.
	Foust Eva C r	Pacific Telephone & Telegraph Co.
	Broughton Cora Mrs	Pacific Telephone & Telegraph Co.
	Peters Pauline A r	Pacific Telephone & Telegraph Co.
	Bursinger Katherine	Pacific Telephone & Telegraph Co.
	Hildreth Lucy May r	Pacific Telephone & Telegraph Co.
	Gerda Helen	Pacific Telephone & Telegraph Co.
	Lalla Theresa F	Pacific Telephone & Telegraph Co.
	Roe Leo E r	Pacific Telephone & Telegraph Co.
	Pierce Sue r	Pacific Telephone & Telegraph Co.
	Gladson Betty r	Pacific Telephone & Telegraph Co.
	Skipper Mary E r	Pacific Telephone & Telegraph Co.
	Ravenel Florence L r	Pacific Telephone & Telegraph Co.
	Broaddus Anita r	Pacific Telephone & Telegraph Co.
	Higgins Luella M	Pacific Telephone & Telegraph Co.
Manning Theo G r	Pacific Telephone & Telegraph Co.	
Williams Mamie L r	Pacific Telephone & Telegraph Co.	
Weddell Carolyn r	Pacific Telephone & Telegraph Co.	
1942	Abranz Alf	Los Angeles Directory Co.
	Amesbury Apartments	Los Angeles Directory Co.
	ARMSTRONG R G	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	BAUMAN Bettye	Los Angeles Directory Co.
	BAUMAN Ernest	Los Angeles Directory Co.
	BAUMAN Fred	Los Angeles Directory Co.
	BAUMAN Margt E credit asst Ed M Harrison	Los Angeles Directory Co.
	BILLINGS Richd	Los Angeles Directory Co.
	BLAIR R A Mrs	Los Angeles Directory Co.
	BLAIR Shirley	Los Angeles Directory Co.
	Bruce Nina K clk	Los Angeles Directory Co.
	CALDWELL June	Los Angeles Directory Co.
	DENNISON Eva L	Los Angeles Directory Co.
	Duker Elsie	Los Angeles Directory Co.
	GALLAGHER Idamae tel opr	Los Angeles Directory Co.
	Grode Henry	Los Angeles Directory Co.
	HARTFORD Emile A Winnie M asst adv mgr L A Times	Los Angeles Directory Co.
	Hebbler Harvey	Los Angeles Directory Co.
	Hoff Eleanor E tel opr	Los Angeles Directory Co.
	JACKSON Ruth	Los Angeles Directory Co.
	Janus Eliz	Los Angeles Directory Co.
	JOHNSON Mae mgr Amaesbury Apts	Los Angeles Directory Co.
	KAUFMAN Wallace	Los Angeles Directory Co.
	Keppler Louis Radio Center Mkt	Los Angeles Directory Co.
	Keppler Max	Los Angeles Directory Co.
	KING Beach	Los Angeles Directory Co.
	Mc CARTHY Jean C clk	Los Angeles Directory Co.
	Mc Murtrie Wm	Los Angeles Directory Co.
	MILLER Lenore E	Los Angeles Directory Co.
	Miranda Faith	Los Angeles Directory Co.
	Miranda Kaye	Los Angeles Directory Co.
	MONTGOMERY Ann G	Los Angeles Directory Co.
	Parker Margt	Los Angeles Directory Co.
	PARSONS Louise L	Los Angeles Directory Co.
	PETERS Pauline A sec D R Furse	Los Angeles Directory Co.
	ROSE Wm	Los Angeles Directory Co.
	SCHWARTZ M A	Los Angeles Directory Co.
	SMITH Barbara studiwr	Los Angeles Directory Co.
	Swapp Maxine	Los Angeles Directory Co.
	Tomlinson J S	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Willcut Frainces	Los Angeles Directory Co.
	Worrell Richd	Los Angeles Directory Co.
1937	Walker Mc Clellan D Gladys adv Dairy Serv Inc	Los Angeles Directory Co.
	WHITE Dorothy	Los Angeles Directory Co.
	Wurzburg Robt jr pntr	Los Angeles Directory Co.
	ALLEN Saml H Fern lawyer	Los Angeles Directory Co.
	Amesbury Apartments	Los Angeles Directory Co.
	Braly Kay R	Los Angeles Directory Co.
	Butterfield Geo P slsmn I Miller Co	Los Angeles Directory Co.
	CLARK Ralph A jr Martha J elev opr	Los Angeles Directory Co.
	CRAWFORD Olga Mrs	Los Angeles Directory Co.
	Dattelbaum Myron	Los Angeles Directory Co.
	ELLIOTT Curtis E designer Brock & Co	Los Angeles Directory Co.
	ERNST Margt Mrs sten Harrison Finance Corp	Los Angeles Directory Co.
	FARRIS Jos	Los Angeles Directory Co.
	Fenner Bert S	Los Angeles Directory Co.
	FERRIS Jos N lino opr Hollywood Citizen News	Los Angeles Directory Co.
	Gee Carolyn cigar mkr	Los Angeles Directory Co.
	Gee J H Carolyn	Los Angeles Directory Co.
	Gee John H Carolyn emp Muller Bros	Los Angeles Directory Co.
	Gephart Marie setn Equitable Inv Corp	Los Angeles Directory Co.
	Landers Thos Sylvia acct	Los Angeles Directory Co.
	Luberoff Eula Mrs	Los Angeles Directory Co.
	MALCOLM John B forester	Los Angeles Directory Co.
	MALCOLM Nina wid H C	Los Angeles Directory Co.
	MORGAN Helen	Los Angeles Directory Co.
	Neides Ida Mrs	Los Angeles Directory Co.
	OGrady Robt J Kay	Los Angeles Directory Co.
	RAMSEY H C	Los Angeles Directory Co.
	Rutan Gladys clk S FN Bank	Los Angeles Directory Co.
	SHELTON Marion D dancer	Los Angeles Directory Co.
	Smullen Jas W	Los Angeles Directory Co.
	Smullen Nettie C Mrs nurse	Los Angeles Directory Co.
	Stoney Jack actor	Los Angeles Directory Co.
	Sydow Ruth sten S FN Bank	Los Angeles Directory Co.
	Twitchell Albertine dancing tchr	Los Angeles Directory Co.
	Twitchell Mary A Mrs	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Ventura Henry M Madelyn emp CNT & S Bank	Los Angeles Directory Co.
	Wakefield Lillian asst mgr Amesbury Apts	Los Angeles Directory Co.
	Walker Gladys K Mrs mgr Amesbury Apts	Los Angeles Directory Co.
1933	NELSON Leonore I Mrs timekpr Broadway Hollywood	Los Angeles Directory Co.
	Prising O H	Los Angeles Directory Co.
	RAMSEY H C cameramn	Los Angeles Directory Co.
	REGAL Wilma C slswn	Los Angeles Directory Co.
	Rutan Gladys clk SFN Bank	Los Angeles Directory Co.
	SMITH Jas W film ctr	Los Angeles Directory Co.
	SMITH Jas W jr slsmn	Los Angeles Directory Co.
	Vyc Lillian M labty techn Hollywood Medical Group	Los Angeles Directory Co.
	WALKER M D Gladys slsmn Good Humor Ice Cream Co	Los Angeles Directory Co.
	Wellburn Nelson G lecturer	Los Angeles Directory Co.
	Wight Mabel E Mrs slswn	Los Angeles Directory Co.
	WILLIAMS L C	Los Angeles Directory Co.
	Worrell Richd studiowkr	Los Angeles Directory Co.
	Amsbury Apartments	Los Angeles Directory Co.
	BENEDICT Brooks actor	Los Angeles Directory Co.
	BENNETT Robt actor	Los Angeles Directory Co.
	BENSON Joan	Los Angeles Directory Co.
	BURNETT Anne	Los Angeles Directory Co.
	Butterfield Geo P slsmn I Miller Co	Los Angeles Directory Co.
	CONN Eliz Mrs mgr Amsbury Apts	Los Angeles Directory Co.
	CONN Emmett H Eliz phys	Los Angeles Directory Co.
	COOKE S Foy Dagmar pharm Jos Collins	Los Angeles Directory Co.
	DAILEY Hallie H instr Marlborough Sch	Los Angeles Directory Co.
	De Nore Elsa slswn	Los Angeles Directory Co.
	DILL Josephine Mrs	Los Angeles Directory Co.
	Frobenius Emil W	Los Angeles Directory Co.
	HAYES Paul W clk	Los Angeles Directory Co.
	Hebbeler Cyril H br mgr WUTCo	Los Angeles Directory Co.
	Heffron Geo E Elenore E	Los Angeles Directory Co.
	KROUSE Bernard F	Los Angeles Directory Co.
	Lake Althea sten	Los Angeles Directory Co.
	LOWE Dorothy slswn	Los Angeles Directory Co.
	Mendez Fernando studiowkr	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Mott Harold L studiowkr	Los Angeles Directory Co.
	Neides Ida Mrs	Los Angeles Directory Co.
	NELSON Chas A Lenore I studiowkr	Los Angeles Directory Co.
1929	Eugster Jacob Ida L meats	Los Angeles Directory Co.
1924	Eugster Carl F meat ctr r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.

6234 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	WILLIAMS ART CONSERVATION INC	Cole Information Services
2008	WILLIAMS ART CONSERVATION INC	Cole Information Services
2006	CONSERVATION INC	Haines Company, Inc.
	o GORDON Paul	Haines Company, Inc.
	WILLIAMSART	Haines Company, Inc.
2000	VITELLO Paul	Haines & Company
1981	WATANABE KEN	Pacific Telephone
1976	Fritzmeier M L	Pacific Telephone
1958	Fritzmeier Minnie	Pacific Telephone
1951	Aftn PI Fritzmeier Minnie r	Pacific Telephone & Telegraph Co.
1937	LOHMAN Gregor C J Hattie C wtchmn	Los Angeles Directory Co.
	LOHMAN Audrey	Los Angeles Directory Co.
	LOHMAN Norma C office sec Rebecca & Siltan Inc	Los Angeles Directory Co.
1929	LOHMAN Norma C sten	Los Angeles Directory Co.
	LOHMAN Gregor Hattie chf electn Cal Studio	Los Angeles Directory Co.
1924	LOHMAN C Gregor plumber h	Los Angeles Directory Co.

6235 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	RELIABLE CARE PROVIDER INC	Cole Information Services
2008	RELIABLE CARE PROVIDER INC	Cole Information Services
2006	o MORALES Myrna	Haines Company, Inc.
2000	XXXX	Haines & Company
1986	HANSEN JUDITH	Pacific Bell
1971	Rice Lucille	Pacific Telephone
	Joiner Lula A	Pacific Telephone
1958	Klock Anna L	Pacific Telephone
1951	Aftn PI Zook C E r	Pacific Telephone & Telegraph Co.
1937	Zook Clarence E Sarah E	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Zonk Clarence F Sarah E	Los Angeles Directory Co.
1929	Zook Clarence E Sarah E h	Los Angeles Directory Co.
1924	Zook Clarence E h	Los Angeles Directory Co.

6237 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Va MORALES J	Haines Company, Inc.
2000	NELSON Azalia	Haines & Company
	MORALES Myma	Haines & Company
1990	NELSON AZALIA	Pacific Bell
1986	NELSON AZALIA	Pacific Bell
1976	Nelson Azalia	Pacific Telephone
1971	Weislek Lorraine A	Pacific Telephone
	Nelson Azalia	Pacific Telephone
1958	Rojas Pat	Pacific Telephone
	Nelson Klore E	Pacific Telephone

6240 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SAMUELS Howard	Haines Company, Inc.
2000	VITELLO PRODUCTIONS	Haines & Company
	CAMPBELL Charlotte	Haines & Company
	DEWEY WARREN SOUND DESIGN	Haines & Company
1986	APPLE PRODUCTIONS INC	Pacific Bell
	APPLE-ROSE PRODUCTIONS	Pacific Bell
1976	Banks Helen C	Pacific Telephone
1971	Banks Helen C	Pacific Telephone
1958	Banks Helen C	Pacific Telephone
	Tavares Helen C	Pacific Telephone
1951	Aftn PI Tavares Helen C r	Pacific Telephone & Telegraph Co.
1942	CAMPBELL Nettie H	Los Angeles Directory Co.
	Tavares Helen C clk	Los Angeles Directory Co.
1937	CAMPBELL Mary J wid A H	Los Angeles Directory Co.
	Tavares Helen C	Los Angeles Directory Co.
1933	CAMPBELL Mary J wid Altes	Los Angeles Directory Co.
	Tavares Helen C Mrs tel opr	Los Angeles Directory Co.
1929	CAMPBELL Carl B mot pict producer	Los Angeles Directory Co.
	CAMPBELL Mary J wid A H	Los Angeles Directory Co.
	Tavares Arth Helen C h	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Tavares Arthur film editor h	Los Angeles Directory Co.

6241 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	VARTANIANArdem	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
	DIAZ Jesus	Haines Company, Inc.
	MIKAELIAN Garbis	Haines Company, Inc.
	MIKAELIAN Narine	Haines Company, Inc.
	RAMIREZMaria G	Haines Company, Inc.
2000	APARTMENTS	Haines & Company
	KHDRLARIAN A	Haines & Company
	MIKAELIAN Garbus	Haines & Company
	MIKAELIAN Mike	Haines & Company
	RAMIRE Maria G	Haines & Company
	VARTANIAN	Haines & Company
1990	GONZALEZ MARIA	Pacific Bell
	MIKAELIAN GARBIS	Pacific Bell
	SULAHIAN AMBARTSUOM	Pacific Bell
	TSERUNIAN BYUZAND	Pacific Bell
1986	KEVORKIAN SILVA	Pacific Bell
	MIKAELIAN GARBIS	Pacific Bell
	SULAHIAN AMBARTSUOM	Pacific Bell
	TSERUNIAN BYUZAND	Pacific Bell
	VARTANIAN ARDEM	Pacific Bell
	VASILE EDDY	Pacific Bell
1981	BOGHOGIAN KHATOUNIG	Pacific Telephone
	MIKAELIAN GARBIS	Pacific Telephone
	VARTANIAN ARDEM	Pacific Telephone
1976	Koulian Harout	Pacific Telephone
	Vartanian Ardem	Pacific Telephone
	Warutamasintop W	Pacific Telephone
1971	Akers Margaret	Pacific Telephone
	Cakaryan Agop	Pacific Telephone
	Mariani Carmela	Pacific Telephone
	Vartanian Ardem	Pacific Telephone
	Yergan Vartanush	Pacific Telephone
1967	Gertz Sabina	Pacific Telephone
1951	Aftn PI Du Rain Joe r	Pacific Telephone & Telegraph Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Aftn PI Barone Raymond	Pacific Telephone & Telegraph Co.
1942	Mc Fadden Claude H Pearl W dep Co Counsel	Los Angeles Directory Co.
	Mc FADDEN Pearl W tchr Pub Sch	Los Angeles Directory Co.
	Wimsatt Alice C wid John	Los Angeles Directory Co.
1937	Mc Fadden Claude H Pearl dep County Counsel	Los Angeles Directory Co.
	Mc Fadden Pearl W Mrs tchr City Sch	Los Angeles Directory Co.
	PIKE Jas A	Los Angeles Directory Co.
	Wimsatt Alice C wid John	Los Angeles Directory Co.
	Wimsatt John E	Los Angeles Directory Co.
1933	Mc FADDEN Pearl W Mrs tchr City Schs	Los Angeles Directory Co.
	PIKE Jas	Los Angeles Directory Co.
	Wimsatt Alice E wid John	Los Angeles Directory Co.
	Wimsatt Ira clk	Los Angeles Directory Co.
1929	Mc FADDEN Claude H Pearl depy Co Counsel	Los Angeles Directory Co.
	Wimsatt Alice C Mrs r	Los Angeles Directory Co.
1924	Lackey Thos M h	Los Angeles Directory Co.

6243 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	ROBINSON Ethel Mrs	Los Angeles Directory Co.
	Zook Clarence E Sarah E	Los Angeles Directory Co.

6244 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CAMPBELL Scott	Haines Company, Inc.
2000	VITELLO Paul	Haines & Company
1990	KAUNAS JOS M	Pacific Bell
	CONNERS JOE	Pacific Bell
1986	KAUNAS JOS M	Pacific Bell
	CONNERS JOE	Pacific Bell
1981	KAUNAS JOS M	Pacific Telephone
	CONNERS JOE	Pacific Telephone
1976	Kaunas Jos M	Pacific Telephone
	Connors Joe	Pacific Telephone
1971	Kaunas Jos N	Pacific Telephone
	Connors Joe	Pacific Telephone
1958	Kaunas Frances Mrs	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Connors Joe	Pacific Telephone
1951	Aftn PI Kaunas Frances Mrs r	Pacific Telephone & Telegraph Co.
	Aftn PI Connors Joe r	Pacific Telephone & Telegraph Co.
1942	Kounas Frances Mrs	Los Angeles Directory Co.
	Kanunas Mary clk	Los Angeles Directory Co.
1937	Rosen Phyllis J sten	Los Angeles Directory Co.
	Rosen Nellie E Mrs	Los Angeles Directory Co.
	Rosen Claire M typist	Los Angeles Directory Co.
1933	KELLEY Franklyn W acct Internatl Re Insurance Corp	Los Angeles Directory Co.
	KELLEY Frank V Allegra S	Los Angeles Directory Co.
	ASHLEY Clarabell	Los Angeles Directory Co.
1929	LARSON Peter L Kath	Los Angeles Directory Co.
	LARSON Peter F Lulu	Los Angeles Directory Co.
1924	LARSON Peter L h	Los Angeles Directory Co.

6245 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1990	L A NIKKATSU	Pacific Bell
	L A NIKKATSU	Pacific Bell
	L A NIKKATSU	Pacific Bell
1986	LA NIKKATSU	Pacific Bell
	LA NIKKATSU	Pacific Bell
	LA NIKKATSU	Pacific Bell
1976	Farmer Tommy	Pacific Telephone
	Lempertz Thos Q	Pacific Telephone
1971	Farmer Margie	Pacific Telephone
1958	Farmer Margie	Pacific Telephone
	Shiepe Fred	Pacific Telephone
1951	Aftn PI Allen Lynn r	Pacific Telephone & Telegraph Co.
	Aftn PI Farmer Margie r	Pacific Telephone & Telegraph Co.
1942	FARMER Thos Marjorie billiards	Los Angeles Directory Co.
	Indrisano Jhon	Los Angeles Directory Co.
	Marengi Girard	Los Angeles Directory Co.
	ROGERS John	Los Angeles Directory Co.
1937	CROUSE Victoria L wid Frank H	Los Angeles Directory Co.
1933	LEONARD Mary E	Los Angeles Directory Co.
	WOODBURY Nellie Mrs nurse	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	CROUSE Victoria L wid Frank	Los Angeles Directory Co.
1929	CROUSE Victoria Mrs	Los Angeles Directory Co.
	LEONARD Mary E	Los Angeles Directory Co.
1924	CROUSE Victoria L wid F H h	Los Angeles Directory Co.

6249 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1958	Kacerosky Johnny	Pacific Telephone

6250 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	WELDON Gerald	Haines Company, Inc.
2000	XXXX	Haines & Company
1981	MANN RAYMOND	Pacific Telephone
1976	Lavignasse J	Pacific Telephone
1971	Lavignasse J	Pacific Telephone
1958	Lavignasse J	Pacific Telephone
1942	Wiegert Cora nurse	Los Angeles Directory Co.
	Ernst Ada C tchr Pub Sch	Los Angeles Directory Co.
1933	Roseman Jos Ethel gro	Los Angeles Directory Co.
1929	Leviloff David serv sta	Los Angeles Directory Co.
	Leviloff Wm clk	Los Angeles Directory Co.
1924	LEONARD Adam slsmn Irwin Realty Co r	Los Angeles Directory Co.
	ADAM Leonard slsmn h	Los Angeles Directory Co.
	Adam Esther C tchr r	Los Angeles Directory Co.

6251 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	APRIL FILMS INC	Pacific Bell
1986	PRIME MEDIA	Pacific Bell
	APRIL FILMS INC	Pacific Bell
1942	ROSE Walter E Elsie writer	Los Angeles Directory Co.
	Luckow Melinda	Los Angeles Directory Co.
1937	WEAVER Mary P Mrs	Los Angeles Directory Co.
	Thummel Jacqueline M	Los Angeles Directory Co.
	Thummel Chas A Minnie P slsmn	Los Angeles Directory Co.
1933	Wing Paul R Martha	Los Angeles Directory Co.
1929	HOOPER Ruth sten	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	HOOVER FRED A Bella Agent American Hawaiian Steamship Co	Los Angeles Directory Co.
1924	BURGESS Urania E r	Los Angeles Directory Co.
	BURGESS Mary E wid Edwd h	Los Angeles Directory Co.

6253 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	E S P N	Haines & Company
1990	RESOURCE INFORMATION SERVICES	Pacific Bell
1986	RESOURCE INFORMATION SERVICES	Pacific Bell
1971	Weiser Ernestine H	Pacific Telephone
1958	Aten Laurence L	Pacific Telephone
1951	Aftn PI Hol Collins Mildred G	Pacific Telephone & Telegraph Co.
	Aftn PI Forkes Emmett J r	Pacific Telephone & Telegraph Co.

6254 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	WILDER Andrew	Haines Company, Inc.
2000	CREATIVE EDUCATIONAL PR	Haines & Company
1990	JOHNSTON JIM FILMS INC	Pacific Bell
1986	JOHNSTON JIM FILMS INC	Pacific Bell
1971	Patton David R	Pacific Telephone
1958	Ashmore Nancy	Pacific Telephone
	Nancees of Hollywood Photography Studio	Pacific Telephone
1951	Aftn PI Risner Pauline r	Pacific Telephone & Telegraph Co.
	Aftn PI Garner Leo r	Pacific Telephone & Telegraph Co.
1942	Broussard Emar L Carrie	Los Angeles Directory Co.
1937	Broussard Emar L Alice M clk	Los Angeles Directory Co.
1933	Broussard Emer L Alice gro	Los Angeles Directory Co.
1929	Secrest Emmett J meat ctr r	Los Angeles Directory Co.
	Broussard Emar L Alice gro	Los Angeles Directory Co.
1924	Young Olga Mrs laboratory wkr r	Los Angeles Directory Co.
	NEUFELD Sigmund film editor r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.

6255 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1951	Aftn PI De Vitt Florence A r	Pacific Telephone & Telegraph Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Divitt Florence A Mrs	Los Angeles Directory Co.
1937	De Vitt Florence A wid B M	Los Angeles Directory Co.
1933	Devitt Florence A Mrs	Los Angeles Directory Co.
1929	De Vitt Christine	Los Angeles Directory Co.
	De Vitt Florence A	Los Angeles Directory Co.
1924	De Vitt Christine r	Los Angeles Directory Co.
	De Vitt Florence A Mrs h	Los Angeles Directory Co.
	De Vitt Helen r	Los Angeles Directory Co.

6260 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	DEMOUY & ASSOCIATES	Cole Information Services
2006	SOLLITTO Stephen	Haines Company, Inc.
2000	XXXX	Haines & Company
1990	FROST HELYN	Pacific Bell
1986	FROST HELYN	Pacific Bell
1981	FROST HELYN	Pacific Telephone
1976	Frost Helyn	Pacific Telephone
1971	Reed Marshall S	Pacific Telephone
1962	Frost Helyn	Pacific Telephone
	Reed Marshall S	Pacific Telephone
1958	Frost Helyn	Pacific Telephone
	Reed Marshall S	Pacific Telephone
1951	Aftn PI Frost Helyn r	Pacific Telephone & Telegraph Co.
	Aftn PI Reed Marshall S r	Pacific Telephone & Telegraph Co.
1942	Mac Gregor Duncan optician	Los Angeles Directory Co.
	Mc Henry Robt aircrftwkr	Los Angeles Directory Co.
	REED Helen fotywkr	Los Angeles Directory Co.
	REED Marshall S Lillian carp	Los Angeles Directory Co.
1937	GERRARD Terry gas sta atdt	Los Angeles Directory Co.
	Hartman Fred	Los Angeles Directory Co.
	Mc CRACKEN Helyn L Mrs	Los Angeles Directory Co.
	Moore Happy vocalist	Los Angeles Directory Co.
	Numedahl Ernest with Technicolor Pict Co	Los Angeles Directory Co.
	REED Marshall S Lillian carp	Los Angeles Directory Co.
	REED Marshall S jr	Los Angeles Directory Co.
	Sattler Richd servmn Muller Bros	Los Angeles Directory Co.
1933	Dorff Robt clk	Los Angeles Directory Co.
	Temple Jean actor	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	VARNEY Lloyd	Los Angeles Directory Co.
	VARNEY Wm	Los Angeles Directory Co.
	REED Marshall S Lillian carp	Los Angeles Directory Co.
	Rosser John restrwkr	Los Angeles Directory Co.
1929	REED Marshall Lillian carp h	Los Angeles Directory Co.
1924	REED Marshall S bldg contr	Los Angeles Directory Co.

6261 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Beaudine Harold dir Christie Film Co	Los Angeles Directory Co.
1924	Beaudine Ella L wid W P r	Los Angeles Directory Co.
	Beaudine Harold T mot pict dir h	Los Angeles Directory Co.

6264 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	SIMONS Emile L Fave br mgr Cwl Drug Co	Los Angeles Directory Co.
	SIMON Edna drsmkr	Los Angeles Directory Co.
	SIMON Emile L Faye pharm	Los Angeles Directory Co.
1929	PARSONS Frances C Mrs	Los Angeles Directory Co.
	CHRISTOPHER Wm W police	Los Angeles Directory Co.
	Rombeau Earl E police r	Los Angeles Directory Co.
1924	Natheaux Louis F photo player r	Los Angeles Directory Co.
	Parsons Coleman D student r	Los Angeles Directory Co.
	Parsons Frances C wid W D h	Los Angeles Directory Co.

6270 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	AVERY John R real est	Los Angeles Directory Co.
1929	Abery John R Cecile H real est	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

6271 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	CHAPMAN Robt H r	Los Angeles Directory Co.
	Hogeboom Denton pharm h	Los Angeles Directory Co.

6281 AFTON PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Morson Stanley	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Swapp Leola clk	Los Angeles Directory Co.
	PETERS Lou	Los Angeles Directory Co.
	REED R E	Los Angeles Directory Co.
1933	Farver Geo A mgr Union Serv Sta Inc	Los Angeles Directory Co.
	Stoney Jack actor	Los Angeles Directory Co.

DA LONGPRE AVE

6245 DA LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Telephone

DE LONGPRE

6238 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	De Fraties E	Pacific Telephone
	Fink M	Pacific Telephone
	Flick Henry W	Pacific Telephone
	Gallagher R A	Pacific Telephone
	Gallman Roland C	Pacific Telephone
	Goodwin Wm Jos	Pacific Telephone
	Huth Raymond P	Pacific Telephone
	Johannessen Alfred I	Pacific Telephone
	Neel Marjorie	Pacific Telephone
	Norden Jos	Pacific Telephone
	Perry B Mrs	Pacific Telephone
	Rhodes D D	Pacific Telephone
	Sherman Ida	Pacific Telephone
	Stewart Florabelle	Pacific Telephone
	Weisberger Pearl V	Pacific Telephone
1967	Baca Linda L	Pacific Telephone
	Burbela Sigrid	Pacific Telephone
	Cartagena Raul	Pacific Telephone
	Elvad Merie	Pacific Telephone
	Gallman Roland C	Pacific Telephone
	Hancock Corinne	Pacific Telephone
	Huth Raymond P	Pacific Telephone
Norden Jos	Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Perry B Mrs	Pacific Telephone
	Reuther Woodrow	Pacific Telephone
	Sandberg Jean	Pacific Telephone
	Sherman Ida	Pacific Telephone
	Spath Chas H	Pacific Telephone
	Turrill Marie E	Pacific Telephone
	Weil Herbert	Pacific Telephone
	Weisberger Pearl V	Pacific Telephone
1962	Amshel Kitty	Pacific Telephone
	Bigger Vivian	Pacific Telephone
	Burbela Sigrid	Pacific Telephone
	Chryssomallis Ketty	Pacific Telephone
	Dougherty Agatha	Pacific Telephone
	Franks Kieth A	Pacific Telephone
	Freer J P	Pacific Telephone
	Gallman Roland C	Pacific Telephone
	Hancock Corinne	Pacific Telephone
	Hutchinson Lenore B Mrs	Pacific Telephone
	Paul Tybie	Pacific Telephone
	Routhieaux D J	Pacific Telephone
	Sandberg Jean	Pacific Telephone
	Scallons Florence	Pacific Telephone
	Slark Terrence G Mrs	Pacific Telephone
	Stellner Agnes	Pacific Telephone
	Turrill Marie E	Pacific Telephone
Wagner Jackson	Pacific Telephone	
Weisberger Pearl V	Pacific Telephone	
1942	Slifkin Irving	Los Angeles Directory Co.
	Slifkin Sidney	Los Angeles Directory Co.
1933	Duling Howard C Gertrude ins agt	Los Angeles Directory Co.
	HARLAN Russel asst mot pict dir	Los Angeles Directory Co.
1929	BENEDICT Kingsley mgr La Paz Apts	Los Angeles Directory Co.
	TAIT Ralph W Minnie actor h	Los Angeles Directory Co.
	Thoman Venice sten R H Strosnider r	Los Angeles Directory Co.

6244 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Bell V	Pacific Telephone
	Berg M	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Carona Patricia	Pacific Telephone
	Gettis C	Pacific Telephone
	Roman Eugene Mrs	Pacific Telephone
	Sochor Margaret	Pacific Telephone
1967	Blunt Henry L	Pacific Telephone
	Carona Patricia	Pacific Telephone
	Cohen Bess	Pacific Telephone
	Ferry D L	Pacific Telephone
	Gallo J Peter	Pacific Telephone
	Isbell Vera M	Pacific Telephone
	Lessing Paul Mrs	Pacific Telephone
	Parlee M	Pacific Telephone
	Powell Cheryl L	Pacific Telephone
	Roman Eugene Mrs	Pacific Telephone
	Schwartz Ann	Pacific Telephone
	1962	Shepard Mela
Straeter Duane		Pacific Telephone
Allman Jean		Pacific Telephone
Cruz Ruben Ver		Pacific Telephone
Gallo J Peter		Pacific Telephone
Gallo Vera O		Pacific Telephone
Isbell Vera M		Pacific Telephone
Kanarik Sarah		Pacific Telephone
Phillips Charlotte		Pacific Telephone
Phillips Eddie		Pacific Telephone
Roman Eugene Mrs		Pacific Telephone
Rubin Marvin E		Pacific Telephone

6245 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Katz Sidney W Dr radiologist	Pacific Telephone
	Stulberg Jerome H Dr radiolost	Pacific Telephone
	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Telephone
1962	Leavell C H genl contrs	Pacific Telephone
	Wespac Air Conditioning	Pacific Telephone
1924	Kerns Roscoe L photoplayer h	Los Angeles Directory Co.

FINDINGS

6248 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Raphaelian V E	Pacific Telephone
1967	Raphaelian V E	Pacific Telephone
1962	Raphaelian V E	Pacific Telephone

6253 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Perrin Jack	Pacific Telephone
1929	MARSH Charlotte F dancing instr	Los Angeles Directory Co.
1924	Towne Frank N cementwkr h	Los Angeles Directory Co.

6255 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Hurlbert Ferne G	Pacific Telephone

6257 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Lucid Francis J sound techn	Los Angeles Directory Co.
1929	Gardener Washington F Emma L	Los Angeles Directory Co.

6261 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Abbey Lillian D Mrs	Pacific Telephone
1962	Abbey Dana L	Pacific Telephone
1929	GILLETT Willis V jr civ eng City Eng	Los Angeles Directory Co.

6263 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Champagne Leroy L	Pacific Telephone
1967	Roman Raul	Pacific Telephone
	Pugh Louise	Pacific Telephone
	Garton Rae	Pacific Telephone
1962	Jones Lewis F	Pacific Telephone

6265 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Kermott Roger M	Pacific Telephone
1962	Smith Bob	Pacific Telephone
1929	DEAN Faxon M Margt photog	Los Angeles Directory Co.
1924	DEAN Faxon M cameraman h	Los Angeles Directory Co.

FINDINGS

6267 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Abia Rodolfo	Pacific Telephone
	Swatdivong Pratuan	Pacific Telephone
1967	Peiper Leslie	Pacific Telephone
	Quincey Edw Mrs	Pacific Telephone
1962	Bonner Jas P	Pacific Telephone
1942	CHRISTENSEN S O Mary slsmn BG & Co	Los Angeles Directory Co.

6271 DE LONGPRE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Ohanian Isabell	Pacific Telephone
1924	WESCOTT Leon F auto painter h	Los Angeles Directory Co.

DE LONGPRE AVE

6238 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APARTMENTS	Haines Company, Inc.
	BRYANTRoy	Haines Company, Inc.
	CRABB Katie	Haines Company, Inc.
	DELUCAMara	Haines Company, Inc.
	FARQUHAR Robert	Haines Company, Inc.
	GROSS Robert	Haines Company, Inc.
	NESSENZIA Giovanni	Haines Company, Inc.
	STARNER Johnny	Haines Company, Inc.
	SUMMERS Cyrus	Haines Company, Inc.
	2000	LA PAZ APTS BAYLOR Theresa
COHEN Joseph		Haines & Company
DEVAULT Tina R		Haines & Company
GARRICK James		Haines & Company
MAREYNOLDS Anthony M		Haines & Company
NESSENZIA Giovanni		Haines & Company
PARRA Ramon		Haines & Company
TAYDDY Tayrood		Haines & Company
VANHEFLIN A L		Haines & Company
1990		BACKES LEO
	FIELDS DARRYL B	Pacific Bell
	IRANPOOR SONIA	Pacific Bell
	KORSAH OLIVE	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	LEE VINCENT	Pacific Bell
	LOZANO JAVIER	Pacific Bell
	MCREYNOLDS ANTHONY M	Pacific Bell
	NESSENZIA GIOVANNI	Pacific Bell
	NIX GARY C	Pacific Bell
	PAYTON JOSEPH	Pacific Bell
	SMITH GINGER	Pacific Bell
	TEKLEHAIMANOT AMANUEL	Pacific Bell
	WATANABE TADAHIKO	Pacific Bell
1986	AREVALO SONIA	Pacific Bell
	BARRETT FRANK	Pacific Bell
	GOODWIN WM J	Pacific Bell
	HEALEY FERRIS G	Pacific Bell
	KAPRALL HELEN	Pacific Bell
	KORSAH OLIVE	Pacific Bell
	LAWRENCE E M	Pacific Bell
	MCREYNOLDS ANTHONY M	Pacific Bell
	NESSENZIA GIOVANNI	Pacific Bell
1981	PRAVDER WM	Pacific Bell
	GALLMAN ROLAND C	Pacific Telephone
	GOODWIN WM J	Pacific Telephone
	HEALEY FERRIS G	Pacific Telephone
	IGO J D	Pacific Telephone
	LA PAZ APARTMENTS	Pacific Telephone
	LAWRENCE E M	Pacific Telephone
	MASCI PATRICIA	Pacific Telephone
	MEDEIROS ALFRED	Pacific Telephone
	NORDEN JOS	Pacific Telephone
	SANFILIP THOS	Pacific Telephone
	SLATUS HOMER	Pacific Telephone
	WEISBERGER PEARL V	Pacific Telephone
	WILHELM HELEN	Pacific Telephone
ZWILLING M	Pacific Telephone	
1976	Camp Dollie	Pacific Telephone
	Covin Curtis	Pacific Telephone
	Freeman Jack	Pacific Telephone
	Gallman Roland C	Pacific Telephone
	Goodwin Wm Jos	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Healey Ferrs G	Pacific Telephone
	Hendrian Gladys N	Pacific Telephone
	La Paz Apartments	Pacific Telephone
	Mathis Mattie	Pacific Telephone
	Norden Jos J	Pacific Telephone
	Rhodes D D	Pacific Telephone
	Sherman Ida	Pacific Telephone
	Vocelka Amalin	Pacific Telephone
	Weisberger Pearl V	Pacific Telephone
	White Edw G	Pacific Telephone
	Wilhelm Helen	Pacific Telephone
1967	Flick Henry W	Pacific Telephone
1962	Flick Henry W	Pacific Telephone
	Sherman Ida	Pacific Telephone
1958	Amshel Kitty	Pacific Telephone
	Booth Estella Mrs	Pacific Telephone
	Butler Geneva	Pacific Telephone
	Flick Henry W	Pacific Telephone
	Freer J P	Pacific Telephone
	Hancock Corinne	Pacific Telephone
	Holland Danl J	Pacific Telephone
	Klee Ethel Beryl	Pacific Telephone
	Like Grace B	Pacific Telephone
	Marks Phillip	Pacific Telephone
	Marlowe Frank	Pacific Telephone
	Murphy Ruth Ellen	Pacific Telephone
	Norton Patricia	Pacific Telephone
	Paul Tybie	Pacific Telephone
	Plotkin Harris	Pacific Telephone
	Sandberg Jean	Pacific Telephone
	Sherman Ida	Pacific Telephone
	Smeltzer Henry	Pacific Telephone
	Stellner Agnes	Pacific Telephone
	Turrill Marie E	Pacific Telephone
	Wegner Jackson	Pacific Telephone
	Weaver Walter	Pacific Telephone
	Weisberger Pearl V	Pacific Telephone
	Wisberg Phil	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	De Longpre	Pacific Telephone & Telegraph Co.
	Lain Janet F Mrs r	Pacific Telephone & Telegraph Co.
	Berger Stella r	Pacific Telephone & Telegraph Co.
	Simpson Jas P r	Pacific Telephone & Telegraph Co.
	Stellner Agnes r	Pacific Telephone & Telegraph Co.
	Poston Robt E r	Pacific Telephone & Telegraph Co.
	Gray Frank I r	Pacific Telephone & Telegraph Co.
	Holland Danl J r	Pacific Telephone & Telegraph Co.
	Weisberger Pearl V r	Pacific Telephone & Telegraph Co.
	Cannon Virginia C r	Pacific Telephone & Telegraph Co.
	Booth Estella Mrs r	Pacific Telephone & Telegraph Co.
	Grauer Merle Mrs r	Pacific Telephone & Telegraph Co.
	Murphy Ruth Ellen r	Pacific Telephone & Telegraph Co.
	Rankin Frances E r	Pacific Telephone & Telegraph Co.
	Weaver Walter r	Pacific Telephone & Telegraph Co.
	Like Grace B r	Pacific Telephone & Telegraph Co.
	Foster Florence Mrs r	Pacific Telephone & Telegraph Co.
	Freer J P r	Pacific Telephone & Telegraph Co.
	Hausner Marcus M r	Pacific Telephone & Telegraph Co.
	Keating Jos W	Pacific Telephone & Telegraph Co.
Flick Henry W r	Pacific Telephone & Telegraph Co.	
Hill Anne Fowler r	Pacific Telephone & Telegraph Co.	
Sherman Ida r	Pacific Telephone & Telegraph Co.	
Bennett Evalyn A r	Pacific Telephone & Telegraph Co.	
1942	BURNS Elsie	Los Angeles Directory Co.
	Court Eva B Mrs mgr Chateau Elaine and La Paz Apts	Los Angeles Directory Co.
	Dalio Marcel	Los Angeles Directory Co.
	Doran A R	Los Angeles Directory Co.
	Epstein Sidney emp Paramount Pictures	Los Angeles Directory Co.
	EVANS Elsie E slswr	Los Angeles Directory Co.
	EVANS Ruth clk	Los Angeles Directory Co.
	Finnick W J	Los Angeles Directory Co.
	FLYNN Josephine H	Los Angeles Directory Co.
	Fuller Aida M coach SCTCo	Los Angeles Directory Co.
	GELLER Harry	Los Angeles Directory Co.
	Griffith A B	Los Angeles Directory Co.
	Hausner Max	Los Angeles Directory Co.
	Hoff Carl	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Keplinger Ray	Los Angeles Directory Co.
	LAIN Janet F Mrs sten	Los Angeles Directory Co.
	Landis Frances	Los Angeles Directory Co.
	Lavers Ray	Los Angeles Directory Co.
	Like Grace	Los Angeles Directory Co.
	LORD Robt	Los Angeles Directory Co.
	Milo Lillian	Los Angeles Directory Co.
	Mook S R	Los Angeles Directory Co.
	MURPHY Margt Mrs	Los Angeles Directory Co.
	MURPHY Ruth	Los Angeles Directory Co.
	PRATHER Jane	Los Angeles Directory Co.
	PRICE F M	Los Angeles Directory Co.
	RANDALL Naomi Mrs	Los Angeles Directory Co.
	RANDALL Norma	Los Angeles Directory Co.
	Rochelle Kath	Los Angeles Directory Co.
	ROSENTHAL Harry Carrie inspr SRC	Los Angeles Directory Co.
	Secrist Helen Mrs	Los Angeles Directory Co.
	Shemberger A K	Los Angeles Directory Co.
	SHERMAN Ida D clk	Los Angeles Directory Co.
	SHERMAN Sophie	Los Angeles Directory Co.
	Slifkin Ralph	Los Angeles Directory Co.
	SNYDER Zula	Los Angeles Directory Co.
	Stover C L	Los Angeles Directory Co.
	WELLES Bessie clk	Los Angeles Directory Co.
1937	BARKER Diana Mrs singer	Los Angeles Directory Co.
	Beckstead lone	Los Angeles Directory Co.
	Carter Agnes clk	Los Angeles Directory Co.
	Casarrota Anna J Mrs Loretta & Anna Beauty Shop	Los Angeles Directory Co.
	Casarrota Ramon Anna slsmn	Los Angeles Directory Co.
	CONNELL John H Helen H newspapermn	Los Angeles Directory Co.
	Fairman Helen sten	Los Angeles Directory Co.
	FITZPATRICK Jessie M wid A N	Los Angeles Directory Co.
	Fuller Alda M clk	Los Angeles Directory Co.
	Gregory Jackson jr Mariana writer	Los Angeles Directory Co.
	HAGIN Danl W Leona	Los Angeles Directory Co.
	Hendrian Oscar G Gladys actor	Los Angeles Directory Co.
	Hillhouse Martha priv sec Master Life Ins Co	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	LAIN Wm H jr Janet dept mgr G H Nicholson	Los Angeles Directory Co.
	La Paz Apartments	Los Angeles Directory Co.
	LEE John A Virginia E slsmn	Los Angeles Directory Co.
	LEHMANN Herbt S Loose Leaf House	Los Angeles Directory Co.
	Like Grace B wid W E labty techn	Los Angeles Directory Co.
	Mc CLOSKEY Sarah wid John	Los Angeles Directory Co.
	Mc PHEE Dorotha M Mrs socialwkr	Los Angeles Directory Co.
	Mikco Marie A bkpr Standard Capital Co	Los Angeles Directory Co.
	PRICE Ann	Los Angeles Directory Co.
	QUACKENBUSH Harriet bkpr	Los Angeles Directory Co.
	Rosenthal Hary A Carrie inspr State Railroad Com	Los Angeles Directory Co.
	ROOSENTHAL Jos W Edna	Los Angeles Directory Co.
	Tautrim Dave M barber	Los Angeles Directory Co.
	Tautrin Marian beauty shop	Los Angeles Directory Co.
	Temple Merry E bkpr Master Life Ins Co	Los Angeles Directory Co.
	WEST Jas Marion	Los Angeles Directory Co.
	WOOD Artie slswm	Los Angeles Directory Co.
1933	ANDERSON Jas W Lena L slsmn Bell Camera Corp	Los Angeles Directory Co.
	Bell A H studiowkr	Los Angeles Directory Co.
	Bergt A baker	Los Angeles Directory Co.
	Bergt Otto	Los Angeles Directory Co.
	BROWN C J clk	Los Angeles Directory Co.
	BRYAN M F	Los Angeles Directory Co.
	Collett David physical dir	Los Angeles Directory Co.
	COLLINS Lawrence actor	Los Angeles Directory Co.
	DAUGHERTY Kath bkpr	Los Angeles Directory Co.
	DAUGHERTY Louise C	Los Angeles Directory Co.
	DAUGHERTY Marguerita	Los Angeles Directory Co.
	DAUGHERTY Mary L wid Jas	Los Angeles Directory Co.
	DOUGHERTY Louise C dept mgr Broadway Hollywood	Los Angeles Directory Co.
	DOUGHERTY Marguerite X ray techn C W Stewart	Los Angeles Directory Co.
	EDDY Frances C S pract	Los Angeles Directory Co.
	EDDY Perle writer	Los Angeles Directory Co.
	Eichar Ida M mgr La Paz Apts	Los Angeles Directory Co.
	Garrard Dorothy designer	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1933	Grace Howard R slsmn	Los Angeles Directory Co.	
	HILL Chas E asst to genl mgr Santa Fe	Los Angeles Directory Co.	
	HILL Ethel writer	Los Angeles Directory Co.	
	La Paz Apartments	Los Angeles Directory Co.	
	LARSON R M aviator	Los Angeles Directory Co.	
	Loy Jessie C tchr Hollywood Secretarial Sch	Los Angeles Directory Co.	
	MARION M slsmn	Los Angeles Directory Co.	
	MEYER Lillian	Los Angeles Directory Co.	
	Nutter Zella x ray techn Hollywood Medical Group	Los Angeles Directory Co.	
	Osten Ben	Los Angeles Directory Co.	
	PEDERSON R E writer	Los Angeles Directory Co.	
	PRICE Sarah E collr	Los Angeles Directory Co.	
	ROBINSON Flora sten SFN Bank	Los Angeles Directory Co.	
	1929	Baggott Ethel	Los Angeles Directory Co.
		Bothwell Lindley F	Los Angeles Directory Co.
		Daleiden Frank S v pres Southern Bldg Co	Los Angeles Directory Co.
De Angelis Louis		Los Angeles Directory Co.	
DEARING Sayre		Los Angeles Directory Co.	
De Cecatur Lillian Mrs modiste		Los Angeles Directory Co.	
DRAKE Harrison J teller Hollywood br Sec Tr & Say Bk		Los Angeles Directory Co.	
ELLIOTT Wm V electn		Los Angeles Directory Co.	
GREY John W		Los Angeles Directory Co.	
JACQUES Edmund F drftsmn J F Priest		Los Angeles Directory Co.	
La Paz Apartments		Los Angeles Directory Co.	
MACK Florence		Los Angeles Directory Co.	
Marr Brania		Los Angeles Directory Co.	
Mathurin Norma Mathurn & Blackey		Los Angeles Directory Co.	
MELLEN Wm F sec treas Southern Bldg Co		Los Angeles Directory Co.	
MELLON Wm F		Los Angeles Directory Co.	
Michailes Leon C asst civ eng City Eng		Los Angeles Directory Co.	
PHILIPS Geo		Los Angeles Directory Co.	
PRITCHARD R A h	Los Angeles Directory Co.		
ROBERTS Eliz M h	Los Angeles Directory Co.		
ROTHSCHILD Wilfred A h	Los Angeles Directory Co.		
SCHAEFER Leonard T h	Los Angeles Directory Co.		
SEYMOUR Mary h	Los Angeles Directory Co.		

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Shally Jane h	Los Angeles Directory Co.
	Stone Andw h	Los Angeles Directory Co.
	STROM Ralph E h	Los Angeles Directory Co.
	VAIL Ellen B h	Los Angeles Directory Co.
	Wallach Saml M h	Los Angeles Directory Co.
	WILSON Alf W h	Los Angeles Directory Co.
1924	CAMPBELL Eva D wid Joe h	Los Angeles Directory Co.

6239 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Kinsey Helen C	Pacific Telephone
1951	De Longpre Av Orr Robt r	Pacific Telephone & Telegraph Co.
1942	HOWELL Fredk A Jessie S	Los Angeles Directory Co.
	Purviance Chas M aircraftwkr	Los Angeles Directory Co.
1937	Prosser Mary L slsw n	Los Angeles Directory Co.
1929	TAIT Gladys r	Los Angeles Directory Co.
1924	Mc DERMOTT Eaton slsm n Union Oil Co h	Los Angeles Directory Co.
	Mc DERMOTT Wm millman r	Los Angeles Directory Co.

6243 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	De Longpre Romane Mary r	Pacific Telephone & Telegraph Co.

6244 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	VIDES Abraham	Haines Company, Inc.
	Guadalupe	Haines Company, Inc.
	MARTINEZ Maria	Haines Company, Inc.
	MARROQUIN Martina	Haines Company, Inc.
	HENRIQUEZ Omar	Haines Company, Inc.
	AREVALO Douglas A	Haines Company, Inc.
	APARTMENTS	Haines Company, Inc.
2000	CHEN Paul	Haines & Company
	BONILLA Leopoldo	Haines & Company
	MARTINEZ Maria G	Haines & Company
1990	DANIEL T	Pacific Bell
	GULOW WILLIAM	Pacific Bell
	CRUZ AIDA	Pacific Bell
	CHATELET M	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	CRUZ ALDA	Pacific Bell
	CHATELET M	Pacific Bell
1981	PIERSON JERRY D	Pacific Telephone
	MCKAY MEREDITH	Pacific Telephone
	M	Pacific Telephone
	BELL V	Pacific Telephone
1976	Sochor Margaret	Pacific Telephone
	Mc Ilyar Roxa	Pacific Telephone
	Maselli Constance	Pacific Telephone
	Ferry D L	Pacific Telephone
	Butler W G	Pacific Telephone
	Bell V	Pacific Telephone
1951	De Longpre Kanarik Albert r	Pacific Telephone & Telegraph Co.
1942	Balkins Harry R Grace C studiowkr	Los Angeles Directory Co.
1937	Bauchens Harry R Grace studiowkr	Los Angeles Directory Co.
1933	Bauchens Harry R Grace C studiowkr	Los Angeles Directory Co.
1929	Mc REYNOLDS Rafaele Mrs	Los Angeles Directory Co.
1924	Bauchens Luella M wid Otto r	Los Angeles Directory Co.
	Bauchens Anna R filmetr h	Los Angeles Directory Co.

6245 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	HUNT ROBERT MD	Cole Information Services
	HOLLYWOOD COMMUNITY HOSPITAL	Cole Information Services
2008	HOLLYWOOD COMMUNITY HOSPITAL	Cole Information Services
2006	HOLLYWD	Haines Company, Inc.
	COMMUNITY	Haines Company, Inc.
	HOSPITAL	Haines Company, Inc.
	HUNT ROBERT MD	Haines Company, Inc.
2000	HOLLYWD COMMUNITY HOSPITAL	Haines & Company
	HUNT ROBERT MD	Haines & Company
	PARACELUSUS HOSPITAL CORP	Haines & Company
1991	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Bell
	PARACELUSUS HOSPITAL CORP	Pacific Bell
	Hollywood Community Hospital	Pacific Bell
	Paracelsus Hospital Corp	Pacific Bell
1990	HISPANIC MEDICAL GROUP IPA	Pacific Bell
	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Bell
1986	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	PARACELTUS HOSPITAL CORP	Pacific Bell
1985	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Bell
	PARACELTUS HOSPITAL CORP	Pacific Bell
1980	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Telephone
1976	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Telephone
	Katz Sidney W MD radiologist	Pacific Telephone
	Stulberg H Jerome MD radiologist	Pacific Telephone
	Stulberg H Jerome MD A Medical Corp	Pacific Telephone
1975	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Telephone
1970	HOLLYWOOD COMMUNITY HOSPITAL	Pacific Telephone
1965	HOLLYWD COMMUNITY HOSPITAL	Pacific Telephone
1951	De Longpre Finnick Wm J r	Pacific Telephone & Telegraph Co.
1942	WILCOX Chas W Carol instrumentmn City Eng	Los Angeles Directory Co.
	WILCOX Wanda dental asst	Los Angeles Directory Co.
1937	WILCOX W Carol instrumtmn City Eng	Los Angeles Directory Co.
1933	Aby Elmer pntr	Los Angeles Directory Co.
	GRIFFITH Mary I wid B A	Los Angeles Directory Co.
	WILCOX Edna wid A L	Los Angeles Directory Co.
1929	Aby Elmer pntr	Los Angeles Directory Co.
	GRIFFITH Mary I wid B A	Los Angeles Directory Co.
	WILCOX Chas W instrumentmn City Eng r	Los Angeles Directory Co.
	WILCOX Edna wid A L r	Los Angeles Directory Co.

6246 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	BOCK Herbt D Helen clk	Los Angeles Directory Co.

6248 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BARROSOMiguel	Haines Company, Inc.
	o BARROSOMiguel	Haines Company, Inc.
2000	BARRASO Miguel	Haines & Company
	M A B PLASTICS	Haines & Company
1976	Raphaelian V E	Pacific Telephone
1958	Raphaelian V E	Pacific Telephone
1951	De Longpre Raphaelian V E r	Pacific Telephone & Telegraph Co.
1942	BOCK Herbt D Haiguhy meatctr	Los Angeles Directory Co.
	Raphaelian Lilly	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Raphaellan Victoria bkpr	Los Angeles Directory Co.
1937	BOCK Harbt D Helen D	Los Angeles Directory Co.
	Raphaelian Lilly	Los Angeles Directory Co.
	Raphaelian Victoria	Los Angeles Directory Co.
	Yerazian Jos waiter	Los Angeles Directory Co.
1933	BOCK Herbt D Helen meatctr	Los Angeles Directory Co.
1929	MARSH Lester E chanuf	Los Angeles Directory Co.
1924	BENNETT Edwd G h	Los Angeles Directory Co.

6249 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Madden G	Pacific Telephone
1951	De Longpre Madden G r	Pacific Telephone & Telegraph Co.
1942	Ford Donald H Shri Ann Overton Lyman & Plumb	Los Angeles Directory Co.
1937	Manter Nellie B Mrs drsmkr	Los Angeles Directory Co.
1933	Manter Nellie B Mrs drsmkr	Los Angeles Directory Co.
1929	WARREN Lester actor r	Los Angeles Directory Co.
	Manter Nellie B Mrs smstrs	Los Angeles Directory Co.

6250 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Dunaway Clara B Mrs	Los Angeles Directory Co.

6251 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Knighton Raymond C	Pacific Telephone
1951	De Longpre Av McKiddy Clayton R r	Pacific Telephone & Telegraph Co.
1942	FORD Matthew H Ethel	Los Angeles Directory Co.
1937	FORD Carol E tchr UCLA	Los Angeles Directory Co.
1933	FORD Carotl E tchr	Los Angeles Directory Co.
	FORD Donald H	Los Angeles Directory Co.
	FORD Matthew H Ethel coml artist	Los Angeles Directory Co.
1929	FORD Matthew H Ethel artist P B Robinson	Los Angeles Directory Co.
1924	Greye John electr h	Los Angeles Directory Co.

6253 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	De Longpre Perrin Jack r	Pacific Telephone & Telegraph Co.
1942	Donovan Michl P Marie actor	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Donovan Helen actor	Los Angeles Directory Co.
	Donovan Mary clk	Los Angeles Directory Co.
1933	MILLER Arth A Lilly cash M E Mc Donnell	Los Angeles Directory Co.
1929	Schwinn Henry Cora B slsmn h	Los Angeles Directory Co.
	Schwinn Cora B Mrs drsmkr	Los Angeles Directory Co.
	LEWIS Norman slsmn Fibreboard Products	Los Angeles Directory Co.
1924	MONTGOMERY G Donald r	Los Angeles Directory Co.

6255 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Hollman Harold Mrs	Pacific Telephone
	Hurlbert Ferne G	Pacific Telephone

6257 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Calhoun Margaret	Pacific Telephone
1951	De Longpre Hurlbert Ferne G r	Pacific Telephone & Telegraph Co.
1942	GARDNER Frank Emma	Los Angeles Directory Co.
	Hurlbert Russell L Fern G slsmn R H Schrader	Los Angeles Directory Co.
1937	Gardner W Frank Emma L	Los Angeles Directory Co.
	Lucid Roberta E tchr	Los Angeles Directory Co.
	WOOD Lois L Mrs sound techn	Los Angeles Directory Co.
	WOOD Robt L Lois L printer	Los Angeles Directory Co.
1933	GARDNER W Frank Emma	Los Angeles Directory Co.
	Hurlbert Russell L Ferne slsmn	Los Angeles Directory Co.
1929	Hurlbert Russell L Fern V bkpr	Los Angeles Directory Co.
1924	GARDNER Ferne V r	Los Angeles Directory Co.
	GARDNER W Frank h	Los Angeles Directory Co.

6259 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	HAGAMAN Keith	Haines Company, Inc.
1958	OMara M E	Pacific Telephone
1951	De Longpre Buchwitz John M Mrs r	Pacific Telephone & Telegraph Co.
1942	Peaker Laura E Mrs	Los Angeles Directory Co.

6261 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DAVIDOVSKY BELL	Haines Company, Inc.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MD HOLLYWD ME GROUP	Haines Company, Inc. Haines Company, Inc.
	LUCAS VICTORIA DC	Haines Company, Inc.
2000	HOLLYWD MED GROUP	Haines & Company
	HOLLYWD COMMUNITY GRP REHAB CT	Haines & Company
	DAVIDOVSKY BELLA MD	Haines & Company
	LUCAS VICTORIA DC	Haines & Company
	SHAHAM ELSGAB MD	Haines & Company
1990	DAVIDOVSKY BELLA MD	Pacific Bell
	HOLLYWOOD MEDICAL GROUP	Pacific Bell
	SHAHAM ELSGAB MD	Pacific Bell
1986	DAVIDOVSKY BEILA MD	Pacific Bell
	HOLLYWOOD MEDICAL GROUP	Pacific Bell
	SHAHAM ELSGAB MD	Pacific Bell
1958	Abbey Dana L	Pacific Telephone
1951	De Longpre Abbey Dana L r	Pacific Telephone & Telegraph Co.
1942	KELLER Mary C clk UH & M Co	Los Angeles Directory Co.
	KELLER Bertha M Mrs	Los Angeles Directory Co.
	KELLER Edw J slsmn Camera Supply Co	Los Angeles Directory Co.
1937	Johns Dianne Mrs	Los Angeles Directory Co.
	Sadow Geo A Camille br mgr Cantlay & Tanzola	Los Angeles Directory Co.
1933	Overholtzer Carroll	Los Angeles Directory Co.
	OVERHOLTZER Hattie B wid E C	Los Angeles Directory Co.
1929	GILLETT Marion sten	Los Angeles Directory Co.
	GILLETT Mae wid W F	Los Angeles Directory Co.
1924	Frederick Lillian wid E H r	Los Angeles Directory Co.

6263 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SCHWEIDENBACK Brian	Haines Company, Inc. Haines Company, Inc.
2000	MANALO Angelito	Haines & Company
	GARCIA Luis	Haines & Company
1986	ARIAS DINORA ISABEL	Pacific Bell
1958	Thomas Armen	Pacific Telephone
1951	De Longpre Av	Pacific Telephone & Telegraph Co.
	Helberg Leon W r	Pacific Telephone & Telegraph Co.
	De Longpre Baker Marcelle r	Pacific Telephone & Telegraph Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	CAMPBELL Anita K waiter	Los Angeles Directory Co.
	CAMPBELL Helen	Los Angeles Directory Co.
	MARKS Jean	Los Angeles Directory Co.
	Sotterson A E	Los Angeles Directory Co.
	STEVENS May	Los Angeles Directory Co.
1933	FREDERICK Lillian C wid E H	Los Angeles Directory Co.

6265 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2000	WATSON Lanette	Haines & Company
1986	ARIAS LUIS	Pacific Bell
1981	LOPEZ GUILLERMO	Pacific Telephone
1976	Gray Grayson	Pacific Telephone
1958	Edwards Maude C	Pacific Telephone
	Karubain Jas	Pacific Telephone
1951	De Longpre Av Du Ree Elmer E r	Pacific Telephone & Telegraph Co.
	De Longpre Av Winters Robt F	Pacific Telephone & Telegraph Co.
1942	Brady Minnie Mrs	Los Angeles Directory Co.
	HOWELL Wm	Los Angeles Directory Co.
	ROLLINS Doleen	Los Angeles Directory Co.
1924	WILSON Marie dom	Los Angeles Directory Co.

6267 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	REVENGE INTERACTIVE MEDICAL & DIST	Cole Information Services
2006	No Current Listing	Haines Company, Inc.
2000	RAYGOZA Carlos	Haines & Company
1981	MARTINEZ MOISES	Pacific Telephone
1976	Valaenzuela Dominjo	Pacific Telephone
1958	Spitzer Emma T	Pacific Telephone
	Bonner Mirtie A	Pacific Telephone
	Bonner Jas P	Pacific Telephone
1951	De Longpre Zorn Leo r	Pacific Telephone & Telegraph Co.
	De Longpre Doran Dustin D r	Pacific Telephone & Telegraph Co.
	De Longpre Pitt Nate r	Pacific Telephone & Telegraph Co.
1942	WHITE Hyman	Los Angeles Directory Co.
	SEELEY Herbt B	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	HARRIS Chas M	Los Angeles Directory Co.
	Griswold Ada slswm	Los Angeles Directory Co.
	GIBBS Beverly	Los Angeles Directory Co.

6271 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	De Longpre Ohanian Isabell r	Pacific Telephone & Telegraph Co.
1942	WELSH Jas J Mathilda G film tester	Los Angeles Directory Co.
	WELSH Jas J jr clk	Los Angeles Directory Co.
	Taketomo Ben clk	Los Angeles Directory Co.
1937	Taketomo Ben fruit	Los Angeles Directory Co.
1933	Bierman Gilbert W printer	Los Angeles Directory Co.
	Stoops June V cash	Los Angeles Directory Co.
	Stoops Sadie A Mrs	Los Angeles Directory Co.
1929	Corrine Chez drsmkr	Los Angeles Directory Co.
1924	HENDERSON Valda Mrs steno Ewing Lewis Co r	Los Angeles Directory Co.

6288 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Woodill Nina L Mrs tel opr	Los Angeles Directory Co.

6302 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	STONE Harris G Marie	Los Angeles Directory Co.

6314 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	De Longpre Trapnehis Anthony Mrs r	Pacific Telephone & Telegraph Co.
1937	Magnusen Karl O Signa O carp	Los Angeles Directory Co.
	Magnusen Signa A Mrs	Los Angeles Directory Co.
1933	LEE John R Nancy jan	Los Angeles Directory Co.
	Wilkinson Eliz wid Wm H	Los Angeles Directory Co.
1924	WILSON Geo W slsmn Richd P Shea h	Los Angeles Directory Co.
	Boylan Nell G Mrs priv sec h	Los Angeles Directory Co.
	Zane Ralph L dept mgr Budlocks r	Los Angeles Directory Co.

6265 1/2 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	GUEVARA CARLOS	Pacific Bell

FINDINGS

6267 1/2 DE LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	BOHORQUEZ GUILLERMO	Pacific Bell

DE LONGRE AVE

6244 DE LONGRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LOPEZ NICHOLAS	Pacific Bell

DELONGPRE AVE

6265 1/2 DELONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	SANDOVAL DUSSELH	Pacific Telephone

DO LONGPRE AVE

6244 DO LONGPRE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	COOPER LINNIE	Pacific Bell

HOMEWOOD AVE

6310 HOMEWOOD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	ANDERSON Chas W Dora L printer	Los Angeles Directory Co.
1937	ANDERSON Chas W Dora L printer	Los Angeles Directory Co.

VINE

1316 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	WINCHELL S DONUT HOUSE LOS ANGELES	Pacific Bell

1320 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	OREAN THE HEALTH EXPRESS	Pacific Bell
1986	OREAN THE HEALTH EXPRESS	Pacific Bell
1981	LOS TACOS NO 2	Pacific Telephone
1942	Niemann Chas jr used cars	Los Angeles Directory Co.

FINDINGS

1325 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	DEVINE Wm J used cars	Los Angeles Directory Co.
1924	HUGHES Wilbur A clk r	Los Angeles Directory Co.
	HUGHES Leona L seam r	Los Angeles Directory Co.

1330 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	PRODUCTION GROUP THE	Pacific Bell
	PITTARD DESIGN	Pacific Bell
	EISENBERG RON PHOTOGRAPHY	Pacific Bell
	EISENBERG RON	Pacific Bell
	AUTOGRAPHICS	Pacific Bell
1986	TAKE 3 INC	Pacific Bell
	PRODUCTION GROUP THE	Pacific Bell
	POP FLASH PRODUCTIONS	Pacific Bell
	LITTLE COMPANY THE	Pacific Bell
	GILDEN PRODUCTIONS	Pacific Bell
	EISENBERG RON PHOTOGRAPHY	Pacific Bell
1981	PETERSEN CO THE	Pacific Telephone
	PETERSEN COMMUNICATIONS INC	Pacific Telephone
	PAVILLION COMMUNICATIONS	Pacific Telephone
	PAVILLION COMMUNICATIONS	Pacific Telephone
1967	Petersen Co The	Pacific Telephone
	Era Productions	Pacific Telephone
	FAIRBANKS JERRY PRODUCTIONS OF California	Pacific Telephone
	JERRY FAIRBANKS PRODUCTIONS OF California	Pacific Telephone
1962	JERRY FAIRBANKS PRODUCTIONS OF California	Pacific Telephone
	FAIRBANKS JERRY PRODUCTIONS OF California	Pacific Telephone

1331 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Cormack Wm H Myrine H mgr Miller Bryant Pierce	Los Angeles Directory Co.
1933	ALLEN Robt E Gertrude auto Indy	Los Angeles Directory Co.
1924	JAMES Geo W James & Son r	Los Angeles Directory Co.
	JAMES Bernice R r	Los Angeles Directory Co.
	James Alfd James & Son h	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	JAMES Beatrice r	Los Angeles Directory Co.

1335 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Stuebing Albt C Leila T used cars	Los Angeles Directory Co.
1937	Harlow Roy A used cars	Los Angeles Directory Co.

1341 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	PIC N SAVE	Pacific Bell
1986	PIC N SAVE ADMINISTRATIVE OFC CARSON	Pacific Bell
1933	Biszantz Motor Co Harry Biszantz C K Mendes used autos	Los Angeles Directory Co.

1351 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Fidelity Recording Studio	Pacific Telephone
	Film Town Productions	Pacific Telephone

1353 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	WADE Otis H student r	Los Angeles Directory Co.
	Wade Chas W sec State Mutual Bldg & Loan Assn r	Los Angeles Directory Co.
	Wade Chas H sec State Mutual Bldg & Loan Assn h	Los Angeles Directory Co.

1357 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	KENTUCKY FRIED CHICKEN HOLLYWOOD	Pacific Bell
1986	KENTUCKY FRIED CHICKEN	Pacific Bell
1981	COLONEL SANDERS KENTUCKY FRIED CHICKEN ANAHEIM	Pacific Telephone
1967	Coliseum Area	Pacific Telephone
	Hollywood	Pacific Telephone

1400 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	FAYVA SHOE STORE	Pacific Bell
1986	FAYVA SHOE STORE	Pacific Bell
1981	FAYVA SHOES	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	STANDARD Stations Inc C T Furrer mgr office	Los Angeles Directory Co.

1401 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	G A C Finance Corp	Pacific Telephone
1929	Hillcrest Motor Co H V K Duval mgr	Los Angeles Directory Co.

1404 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	NUMERO UNO	Pacific Bell

1405 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	PA-PA RESTAURANT	Pacific Bell
1981	VIA VENETO CAFE RESTAURANT	Pacific Telephone
	CAFE VIA VENETO	Pacific Telephone
1967	Grape Vine Room	Pacific Telephone
	Grape Vine Room	Pacific Telephone
1962	GRAPE VINE ROOM	Pacific Telephone

1408 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	SUSIE S DEALS	Pacific Bell

1409 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Glendale	Pacific Bell
	Hollywood	Pacific Bell
1991	No Charge To Calling Party	Pacific Bell
	Pickup & Delivery	Pacific Bell
	Package Express	Pacific Bell
	Hollywood	Pacific Bell
1990	REYHOUND-TRAILWAYS LINES GREYHOUND SUBURBAN BUS STATIONS	Pacific Bell
	AMAZING AMERICA TOURS	Pacific Bell
1986	GREYHOUND BUS LINES	Pacific Bell
	AMAZING AMERICA TOURS	Pacific Bell
1981	GREYHOUND BUS LINES SUBURBAN BUS STATIONS	Pacific Telephone
1962	Greyhound Travel Bureau	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Greyhound Travel Bureau	Pacific Telephone
	Greyhound Highway Tours	Pacific Telephone
	Greyhound Highway Tours	Pacific Telephone

1412 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	FROMEX ONE HOUR PHOTO SYSTEMS	Pacific Bell
	ONE HOUR PHOTO	Pacific Bell

1413 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	MCDONALD S RESTAURANTS LOS ANGELES	Pacific Bell

1414 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	CLARK & Hawken Maurice Clark F M Hawkin used cars	Los Angeles Directory Co.

1415 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Tomick Frank aviator	Los Angeles Directory Co.
1937	Cornell Edw J emp YMCA	Los Angeles Directory Co.
	CORRIGAN Molly Mrs smstrs	Los Angeles Directory Co.
	GOULD Addie Mrs	Los Angeles Directory Co.
	HAMPTON John R bartndr	Los Angeles Directory Co.
	JOHNSON Harry B Virginia auto mech	Los Angeles Directory Co.
	LIEBERMAN Wm F	Los Angeles Directory Co.
	Malan Wm Rose actor	Los Angeles Directory Co.
	THORSON Theo jan	Los Angeles Directory Co.
	TRACEY Kathlyn actor	Los Angeles Directory Co.
1933	DITTMAN Paul chauf	Los Angeles Directory Co.
	Lapworth Emma apt mgr	Los Angeles Directory Co.
	Lapworth Thos F pntr	Los Angeles Directory Co.
	LIEBERMAN Wm cameramn	Los Angeles Directory Co.
	Malan Wm Rose actor	Los Angeles Directory Co.
	Mc CARTY Henry writer	Los Angeles Directory Co.
	Monasmith Mary Mrs drsmkr	Los Angeles Directory Co.
	RASMUSSEN Harry scenic artist	Los Angeles Directory Co.
1929	CORNELL Edw electn	Los Angeles Directory Co.
	FIELD Geo L cabtmkr	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	HARVEY Francis slsmn	Los Angeles Directory Co.
	Lapworth Emma	Los Angeles Directory Co.
	Lapworth Thos F aviator	Los Angeles Directory Co.
	Mc CARTY Harry writer	Los Angeles Directory Co.
	PATTERSON Cecil S smstrs	Los Angeles Directory Co.
	Rasmussen Harry artist r	Los Angeles Directory Co.
1924	Belk Minnie Mrs artist r	Los Angeles Directory Co.
	Lapworth Emma h	Los Angeles Directory Co.
	Mc CARTY Henry mot pict prod r	Los Angeles Directory Co.

1417 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Cooper Allene D phone opr	Los Angeles Directory Co.
	Strebe Rika Mrs r	Los Angeles Directory Co.
1924	Faucher Edgar F slsmn r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	Faucher Rita r	Los Angeles Directory Co.

1419 VINE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	ANDERSON Ernest E bus mgr Shadowland Productions Inc h	Los Angeles Directory Co.
	Markham Leigh H mgr Markham bldg h	Los Angeles Directory Co.

VINE ST

1316 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	YUMYUMDONUTS	Haines Company, Inc.
2000	WINCHELLS DONUT HSE	Haines & Company
1976	Winchells Donut House Los Angeles	Pacific Telephone

1320 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	CHINATOWN EXPRESS	Cole Information Services
	LOCKSMITH EXPRESS	Cole Information Services
2006	EXPRESS NO	Haines Company, Inc.
	CHINATOWN	Haines Company, Inc.
2000	CHINATOWN EXPRESS NO	Haines & Company
1976	Pirashki Plus	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Sams Roast Beef	Pacific Telephone
1958	Bricker David J Inc auto dlrs	Pacific Telephone
	Used Care	Pacific Telephone
	Bradleys Auto Trim Shop	Pacific Telephone
	Bradley Auto Trim Shop	Pacific Telephone
1951	Vine Soderberg Cliff auto brkr	Pacific Telephone & Telegraph Co.

1330 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	PRODUCTION GROUP THE	Cole Information Services
2008	LIROL CORP	Cole Information Services
	THE PRODUCTION GROUP	Cole Information Services
	FLYING DOG INTERNATIONAL INC	Cole Information Services
	1330 VINE ST CORP	Cole Information Services
2006	UREYDIV	Haines Company, Inc.
	LIROL	Haines Company, Inc.
	PRODUCTIONS	Haines Company, Inc.
	PRODUCTIONS	Haines Company, Inc.
	PRODUCTION	Haines Company, Inc.
	GROUP THE RHEIN	Haines Company, Inc.
	FREDERIC	Haines Company, Inc.
	WHEELER	Haines Company, Inc.
	SUSSMAN	Haines Company, Inc.
2000	COLLINS PAT	Haines & Company
	PRODUCTION GROUP THE	Haines & Company
	THE COLLINS CO	Haines & Company
1976	PETERSEN CO THE	Pacific Telephone
	Music Effects Library	Pacific Telephone
1971	Fairbanks Jerry Productions Of California	Pacific Telephone
	Jerry Fairbanks Productions Of California	Pacific Telephone
	Petersen Co The	Pacific Telephone
1958	FAIRBANKS JERRY PRODUCTIONS OF CALIF	Pacific Telephone
	Fairbanks Studio	Pacific Telephone

1332 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	N Vine Radio Center Sundries	Pacific Telephone & Telegraph Co.

FINDINGS

1341 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	BIG LOTS	Cole Information Services
2006	BIG LOTS LA	Haines Company, Inc.
2000	PIC N SAVE	Haines & Company
	NIXS CHECK CASHING	Haines & Company
1976	Pic N Save Hollywood	Pacific Telephone

1345 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	N Vine Martindale Rex autos	Pacific Telephone & Telegraph Co.
	N Vine Toups Paul used cars	Pacific Telephone & Telegraph Co.

1351 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1951	Vine Lansing Motors	Pacific Telephone & Telegraph Co.
	Vine Lansing Ross	Pacific Telephone & Telegraph Co.

1357 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	KFC	Cole Information Services
2006	KENTUCKYFRIED	Haines Company, Inc.
2000	KENTUCKY FRIED CHKN	Haines & Company
1976	Hollywood	Pacific Telephone
	COLONEL SANDERS KENTUCKY FRIED CHICKEN	Pacific Telephone
1971	Take Home Restaurants Hollywood	Pacific Telephone
	COLONEL SANDERS KENTUCKY FRIED CHICKEN	Pacific Telephone
1954	PELTON MOTORS INC AUTOS	R. L. Polk & Co.
1951	Vine Pelton Motors Inc	Pacific Telephone & Telegraph Co.
1950	PELTON MOTORS INC AUTOS	Pacific Telephone
	PELTON MOTORS INC AUTOS	Pacific Telephone
	PELTON MOTORS INC AUTOS	Pacific Telephone
	PELTON MOTORS INC AUTOS	Pacific Telephone
1942	PELTON MOTORS INC OLLYWOOD Dodge Motor Cars and Trucks and Plymouth Motor Cars Sales and Service	Los Angeles Directory Co.

1400 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	K & L WINE MERCHANTS	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	A A A FLAG & BANNER MFG CO	Haines & Company
1976	Willis V W Service	Pacific Telephone
1958	Lee Jack Chevron Serv	Pacific Telephone
1951	N Vine Standard Stations Inc Vine & De Longpre Str	Pacific Telephone & Telegraph Co.

1401 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1971	Chic Paris	Pacific Telephone
1958	Safeway Finance Co	Pacific Telephone
	Consumer Finance Corp of Hollywood	Pacific Telephone

1404 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

1405 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1976	Grape Vine Room	Pacific Telephone
	Omars East Indian Cuisine Grape Vine Room	Pacific Telephone
1971	Grape Vine Room	Pacific Telephone
1958	GRAPE VINE RM	Pacific Telephone
	GRAPE VINE RM	Pacific Telephone
	GRAPE VINE RM	Pacific Telephone

1408 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	AUNT BEES THRIFT SHOP	Haines & Company
	OUT OF THE CLOSET THRIFT STORE	Haines & Company

1409 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	AMAZING AMER TOURS	Haines & Company
	GREY HOUND BUS LINESSUBURBAN	Haines & Company
	GREYHOUND PACKAGE EXPRESS	Haines & Company
1976	Hollywood	Pacific Telephone
	GREYHOUND BUS LINES Suburban Bus Stations	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Amazing America Tours	Pacific Telephone
1971	GREYHOUND BUS LINES Suburban Busn Depots	Pacific Telephone
	Amazing America Tours	Pacific Telephone
	Hollywood	Pacific Telephone

1412 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	FROMEX PHOTO SYSTEMS	Haines & Company
	ONE HOUR PHOTO	Haines & Company

1414 VINE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	HAYES LOTTIE L ALHAMBRA	Pacific Telephone

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

6254-6274 W Delongpre, 1334-
1360 N Vine St., 6241

Address Not Identified in Research Source

2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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

1316 VINE

Address Not Identified in Research Source

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1316 VINE ST

2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 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

1320 VINE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 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

1320 VINE ST

2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1320 VINE ST

2008, 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

1325 VINE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

1330 VINE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

11.7 Environmental Questionnaire

Advantage Environmental Consultants, LLC
Due Diligence Environmental Questionnaire - **Owner**

**6254-6274 W De Longpre Ave, 1334-1360 N Vine St, and 6241-6265 W Afton Pl
Los Angeles, California**

Please fax to (760) 744-3383 or email to ksy@aec-env.com

Completed by: Michael Shuken

Company or Organization: Savills Studley

Title Managing Director

Date: 3/7/2016

1.) Who is the current owner of the subject property and when was it purchased?

The Post Group is the current owner. The 2.05 acre parcel is part of an assemblage.
6254-6274 W. De Longpre Avenue - Purchased in 2014
1334-1360 W. Vine Street - Purchased in 2 tranches 2007/2014
6241-6265 W. Afton Place - Purchased in 2007.

2.) Who are the past owners of the property and years of ownership (if available)?

6254-6274 W. De Longpre Avenue were owned by the Academy of Motion Picture Arts & Sciences ("AMPAS").
1334-1360 N. Vine St. were owned by 1. The Eric Wyser Trust and 2. The Post Group (previous owner, same name)
6241-6265 W. Afton Place were owned by The Post Group.

3.) What was the past use of the subject property?

6254-6274 W. De Longpre Avenue - AMPAS use.
1334-1360 N. Vine Street - Retail and post production use.
6241-6265 W. Afton Place - Post production.

4.) Are you aware of any environmental cleanup liens that are filed or recorded against the subject property?

No

5.) Are you aware of any activity and land use limitations that are in place on the property that have been filed or recorded in a registry?

No

6.) Are you aware of any specialized knowledge or experience related to the property or nearby properties that is pertinent to potential adverse environmental conditions?

No

7.) Are you aware of commonly known or reasonably obtainable information that would help us to identify conditions indicative of releases or threatened releases of hazardous wastes/materials at the property? Such information includes knowledge of specific chemicals that are present or were once present on the property, spills or other chemicals releases that may have occurred, underground or aboveground storage tanks and environmental cleanups that have been conducted on the property.

No

8.) Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No

11.8 Qualifications of the Environmental Professionals

Advantage Environmental Consultants, LLC
ENVIRONMENTAL DUE DILIGENCE AND REMEDIATION SPECIALISTS

KEITH SY
Project Manager – Western Regional Office

EDUCATION

- Bachelor of Science - Biology – University of California, Riverside, CA (1996)
- California Professional Clear Single Subject Teaching Credential; Biological Sciences – Los Angeles Unified School District Intern Program (1999)

PROFESSIONAL REGISTRATIONS, LICENSES, AND CERTIFICATIONS

- OSHA 40-hour Hazardous Waste Operations Worker and Supervisor Certifications and Annual Refreshers
- API (American Petroleum Institute) Work Safe

PROFESSIONAL SUMMARY

Mr. Sy is a project manager with AEC's western regional office based in the City of San Marcos, San Diego County, California. He has five years of experience in the environmental sciences and consulting fields and is supported by Professional Geologists, Engineers and other technical team members of AEC staff. His responsibilities at AEC include project management, technical oversight and quality control for assessment and remediation services, project staffing, and office financial management. Mr. Sy also completes technical services (including field activities) required of select projects completed by AEC. He has a proven ability to manage personnel, subcontractors, and interact with clients. Such clientele include local government entities, redevelopment agencies, affordable housing developers, Federal government entities, environmental and land use attorneys, architectural and engineering firms, commercial lending institutions, conservancies, commercial/industrial real estate owners/managers, insurance companies, and real estate developers.

PROFESSIONAL EXPERIENCE

Mr. Sy has completed numerous due diligence related environmental assessments (i.e. Phase I ESAs) both within and outside the state of California. Assessments have been conducted for commercial, residential, and vacant properties. He has conducted oversight on remedial excavation and construction projects along with air quality monitoring. His oversight activities have included quality assurance of segregation of contaminated and non impacted soils and fugitive dust monitoring. Mr. Sy also completed groundwater investigation and sampling at petroleum impacted sites resulting from leaking underground storage tanks.

Mr. Sy has specialized in groundwater sampling in past years at a groundwater sampling services related firm. He was responsible for skilled use of purpose-built vehicles and equipment to perform groundwater sampling at a variety of sites throughout California. Sites include retail gas stations, fuel terminals, solvent release sites, wastewater treatment plants, military installations, chemical manufacturing plants, and pipeline release sites. He possesses expert knowledge of traditional purge and sample protocol, lowflow/micropurge, no purge sampling, surface water sampling, well development and the ability to meet client specific protocols. In so doing he has the skills to employ a variety of specialized equipment safely and efficiently.

Mr. Sy also has eight years experience as a high school science teacher with the Los Angeles Unified School District. He demonstrated extensive content knowledge through competent instruction of Honors Biology, Honors Integrated Science, and Advanced Placement Environmental Science. He has managed classrooms of up to 40 students per class period in a culturally diverse, Title I school.

Advantage Environmental Consultants, LLC
ENVIRONMENTAL DUE DILIGENCE AND REMEDIATION SPECIALISTS

DANIEL A. WEIS, R.E.H.S.
Branch Manager – Western Regional Office

EDUCATION

- Bachelor of Arts - University of Delaware, Newark, DE (1995)
- Master of Science – Public Health, San Diego State University, San Diego, CA (1998)

PROFESSIONAL REGISTRATIONS, LICENSES, AND CERTIFICATIONS

- Registered Environmental Health Specialist #8172 in the State of California
- OSHA 40-hour Hazardous Waste Operations Worker and Supervisor Certifications and Annual Refreshers

PROFESSIONAL SUMMARY

Mr. Weis is the branch manager of AEC's western regional office based in the City of San Marcos, San Diego County, California. He has 14 years of experience in the environmental sciences and consulting fields and is supported by Professional Geologists, Engineers and other technical team members of AEC staff. His responsibilities at AEC include client development and management, project management, technical oversight and quality control for assessment and remediation services, project staffing, and office financial management. Mr. Weis also completes technical services (including field activities) required of select projects completed by AEC. He has a proven ability to manage multiple personnel and technical projects, negotiate with regulatory agencies and maintain strong and trusting client relationships. Such clientele include but are not limited to local government entities, redevelopment agencies, affordable housing developers, Federal government entities, environmental and land use attorneys, architectural and engineering firms, commercial lending institutions, conservancies, commercial/industrial real estate owners/managers, insurance companies, wireless telecommunication carriers and real estate developers. He is also very experienced in the completion of assessment, construction and remediation quality assurance during the completion of urban redevelopment/brownfields projects, many of which have been located in downtown San Diego, Los Angeles and other urban communities throughout the State of California. Mr. Weis has a deep understanding of environmental due diligence guidelines including:

- American Society for Testing and Materials (ASTM) E1527-13, Standard Practice for Environmental Site Assessments (ESAs)
- ASTM E2247-08, Standard Practice for ESA: Phase I ESA Process for Forestland or Rural Properties
- ASTM E1903-97 (Re-approved 2002), Standard Practices for Environmental Site Assessments: Phase II ESA Process
- ASTM E2600-10, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions
- 40 Code of Federal Regulations (CFR) Part 312 Standards for Conducting All Appropriate Inquiry (AAI)
- 33 CFR Part 137 Oil Spill Liability Standards for Conducting AAI
- United States Department of Housing and Urban Development Guide to Multifamily Accelerated Processing
- Other financial institution specific guidelines including The United States Small Business Administration, Fannie Mae and Freddie Mac

PROFESSIONAL EXPERIENCE

Mr. Weis has completed over 1,000 due diligence related environmental assessments (i.e. Phase I ESAs, Transaction Screen Analyses, etc.) and has managed over 200 subsurface environmental investigations of soil gas, soil and/or groundwater. Such investigations have also included human health and ecological risk assessments, evaluations of indoor air conditions based on interpretations of subsurface conditions, underground storage tank (UST) evaluation/closure and hazardous waste characterization/management. Subsurface activities performed include the completion of soil borings using various drilling technologies, soil and groundwater sampling, installation and sampling of groundwater monitoring wells, free product evaluations, exploratory trenching and real-time delineation using mobile analytical laboratories and other soil screening technology. Assets evaluated include industrial, commercial, residential, agricultural and vacant land sites throughout the State of California and numerous additional states of the Nation, with many of the assessments completed under the regulatory oversight of local environmental regulatory agencies, the California Regional Water Quality Control Boards (RWQCBs) and the California Environmental Protection Agency Department of Toxic Substances Control (DTSC). Mr. Weis has also conducted and/or managed hundreds of public/environmental health related assessments including electromagnetic field surveys, radionuclide surveys, indoor air quality investigations, radon surveys, drinking water assessments, asbestos containing materials (ACM) and lead-based paint (LBP) surveys and mold/microbial evaluations.

Mr. Weis has managed over 50 remediation related projects primarily related to source removal of subsurface contaminants including but not limited to petroleum hydrocarbons, chlorinated solvents, heavy metals, organochlorine pesticides and other agricultural related chemicals, dioxins and furans and polychlorinated biphenyls (PCBs). Cost effective solutions and various remedial action options are provided prior to remedial action implementation. He is very proficient in developing remediation cost estimates and evaluating multiple remedial strategies on specific projects and conducting budget tracking to ensure the accuracy of such estimates during remedial implementation. Mr. Weis also assists clients with the preparation of contractor bid specifications, contractor bid and change order reviews for such projects, contractor agreements and project status reports/updates and has conducted presentations to client personnel, regulatory agencies and/or the public pertaining to such remediation related projects. He has also assisted numerous clients in cost recovery efforts from private parties and State/Federal funding programs for environmental assessment and remediation work.

SPECIFIC PROJECT EXPERIENCE

48 Property State Lands Exchange Project, Various Locations Throughout San Bernardino and Inyo Counties, California - Project director for the completion of a Phase I ESA in accordance with ASTM Practice E 1527-05, 40 CFR Part 312 Standards for Conducting AAI, and other Federal Agency specific guidelines at forty eight State of California School Lands properties ranging in size from 40 acres to 666.54 acres, located in San Bernardino and Inyo Counties, California and either partially or entirely within Death Valley National Park or the Mojave National Preserve. Due to the remoteness of the properties, the site reconnaissance was conducted via helicopter flyover with intermittent landings as needed to evaluate conditions on the properties. Prior to the site reconnaissance, Geographical Information Systems (GIS) technology was utilized to determine the coordinates of each property (corners and center) and such data was subsequently provided to the aviation company in a format compatible with the helicopter's navigation system. Additional components of the ESA (i.e. interviews, regulatory research and historical research) were completed in strict accordance with the applicable guidelines. The assessment revealed no evidence of recognized environmental conditions (RECs) in connection with the properties and additional assessment was not recommended. The assessment also included an evaluation of several non-scope ASTM considerations including ACM, LBP, radon potential and lead in drinking water. None of the non-scope ASTM evaluation items were found to be a potential concern with respect to the subject properties.

Industrial Facility, West Bradley Avenue, El Cajon, California – Technical lead on pre-business acquisition due diligence (i.e. Phase I/II ESAs) at a facility that conducts the manufacturing of forged metal products for the medical field and aerospace/defense industry and that was historically used for related industrial purposes. Investigation revealed releases of chlorinated solvents to the vadose zone and groundwater underlying the facility, as well as off-site sources of chlorinated solvents to the property in groundwater. Two phases of due diligence related subsurface investigation consisted of 25 direct-push soil

borings and the collection of soil, groundwater, and soil gas samples. The analytical laboratory data was evaluated, deliverables were prepared and preliminary evaluations of risk conducted using County of San Diego Department of Environmental Health and DTSC Johnson and Ettinger vapor intrusion risk models. The case was subsequently referred to the DTSC due to permit by rule conditions and Mr. Weis oversaw and participated in the preparation a current conditions report, Facility Investigation (FI) Work plan and Community Profile for the property under a Corrective Action Consent Agreement between the interested parties and the DTSC. The FI Work Plan described the investigation objectives, pertinent background information related to the facility, current conditions, and a description of each identified Solid Waste Management Unit and Area of Concern identified at the facility. The document also included a Quality Assurance Project Plan (QAPP), data management plan and information pertaining to the proposed reporting structure. Mr. Weis also served as the project lead/coordinator for the implementation of the FI Work Plan which included the installation of sub-slab and at-depth soil gas probes and multiple groundwater monitoring wells, and the drilling of several direct-push soil borings. On-going regulatory negotiation is being conducted in efforts to reach a quantifiable approach to future monitoring of subsurface conditions at the property.

Santa Monica Beach Public Restroom Facilities Replacement Project, Santa Monica, California - Project director and lead on the completion of a Phase I ESA in accordance with ASTM Practice E 1527-05 of eight public restroom facilities on the Santa Monica State Beach in the City of Santa Monica, Los Angeles County, California. ACM, LBP and PCB surveys were also completed in conjunction with the ESA. All components of the ESA were completed in strict accordance with the applicable guidelines. The assessment revealed no evidence of RECs in connection with the properties and additional assessment was not recommended. Recommendations were provided regarding abatement of ACM and LBP identified at the facilities.

Seventh and Market Street Property - 7th and 8th Avenues and Market Street, San Diego, California - Project lead and manager for remediation planning assistance associated with a proposed 55,000 square foot mixed-use redevelopment project including a multiple level subterranean parking garage) in downtown San Diego. Subsurface characterization utilized in conjunction with prior site data included the drilling of ten soil borings using a hollow-stem auger drill rig, excavation of ten exploratory test pits using a backhoe and sampling/analysis of soil samples for various contaminants of concern. The additional data obtained was used for evaluating the feasibility of alternative remedial strategies, revising remedial cost estimates for multiple redevelopment scenarios and preparation of a mitigation plan and community health and safety plan for the project. Eligible costs for the site characterization related work were recovered from the State Water Resources Control Board (SWRCB) Orphan Site Cleanup Account (OSCA) program on behalf of the client. Although redevelopment plans for the project changed due to various factors, funding remained secured for the project and remediation work consisting of a removal action of lead and petroleum hydrocarbon impact soil was conducted. Over 15,000 tons of contaminated soil was removed from the property during the remediation effort. Mr. Weis served as the project lead and manager for the remediation phase of work which included the excavation and segregation of lead and petroleum hydrocarbon contaminated soils within an approximately 30,000 square foot remediation area, backfilling the excavation with non-contaminated soil generated from the proposed excavation as well as soil to be imported to the property and reconstruction of the property to City of San Diego surface parking lot standards. The remediation activities required the displacement of approximately 27,000 cubic yards of soil. Pre-remediation work completed by Mr. Weis included revising the mitigation plan to account for changes to the project plan, assistance with the preparation of technical bid specifications pertaining to the proposed site remediation, pre-bid meeting representation and responding to questions/inquiries from prospective bidders regarding the technical specifications, drawings and other items related to the proposed remediation effort and associated construction activity. Over 99% of \$1,500,000 in SWRCB OSCA grant funds for the cleanup was recovered on behalf of the client.

Proposed Charter School Athletic Field Complex, Temple Avenue and Hoover Street, Los Angeles, California - Project lead and manager for the completion of a Phase I and II ESA during a property acquisition due diligence period at this approximately one-acre property located in the northern portion of the downtown area of the City of Los Angeles. The Phase I ESA was completed under ASTM-2005/AAI protocol and supplemental DTSC guidelines. Prior uses of the property included metal plating activity and a gasoline service station. Other deliverables provided and approved by the DTSC included a Preliminary

Environmental Assessment (PEA) Work Plan, QAPP and a Site Specific Health and Safety Plan. Additional subsurface investigation was subsequently completed to close data gaps pertaining to contaminant distribution and remediation costs prior to a removal action completed at the property. Such investigation included the drilling of over 70 soil borings and sample collection/analysis of soil, soil gas and groundwater samples. Remediation (excavation) at the property was completed by on a turn-key basis and consisted of the excavation and disposal of approximately 2,500 cubic yards of metals contaminated soil and removal of a UST under Los Angeles Fire Department oversight. Other duties completed during the course of the project included regulatory negotiation and litigation support. Community outreach associated with the project included a public hearing with the Los Angeles Department of Building and Safety pertaining to the site permit grading and haul route for trucking of contaminated soil and mass mailing of fieldwork notification activities to all properties situated within a 300 foot radius of the property.

Strata - 9th and 10th Avenues and Market Street, San Diego, California – Project manager for the completion of California SWRCB OSCA Program application assistance pertaining to a portion (former gasoline station) of this downtown San Diego redevelopment site, which included a four-level subterranean parking garage. Initial tasks included a review of prior environmental assessments, written response to SWRCB inquiries pertaining to historical site uses and principal contamination sources and preparation of select sections of OSCA Pre-Assessment and Cleanup Grants. Portions of the Grants included a summary of background information pertaining to the property, detailed scopes of work pertaining to prior eligible assessment response work and proposed cleanup response actions and specific budget details. Cost recovery efforts from the OSCA program were successful. Mr. Weis also served as the project lead for general remediation planning assistance which included the preparation of multiple variations of remediation cost estimates for the project and attendance of meetings with the development team. The remediation cost estimate variations were broken down by physical address (parcel) and three contaminant types (lead, chlorinated solvents and petroleum hydrocarbons) and differing combinations of the referenced parameters. The cost estimation included interface with UST removal, excavation, shoring and dewatering contractors, landfill/recycling facilities, trucking companies, vapor barrier design and installation companies and analytical laboratories. Mr. Weis oversaw subsequent third-party oversight activities on behalf of the client as the property was sold to a third-party and included field oversight of remediation activities, budget tracking, invoice approval, compliance with the OSCA Grant conditions, attendance at meetings and other tasks.

Tijuana River Watershed Project, San Diego State University Graduate School of Public Health - In early stages of the project, implemented a stormwater sampling program within various areas of watershed including the use of auto sampling apparatus triggered by rainfall and flow of rivers and creeks of interest. Personally performed analytical laboratory analysis of water and sediment samples using University owned instruments for constituents of concern including heavy metals, nutrients, and bacteriological indicators and maintained chemistry and flow databases for the development of pollutographs, mass loading estimates and calibration of GIS models.

PUBLICATIONS

- Gersberg, R.M., Brown, C., Zambrano, V., Worthington, K., and Weis, D. (2000) Quality of urban runoff in the Tijuana River watershed. In Westerhoff, P. (editors), SCERP Monograph Series (no.2) on Water Issues Along the United States and Mexico Border. : Southwest Center for Environmental Research and Policy, 31-45.
- Weis, D.A., Callaway, J.C., and R.M. Gersberg (2001). Vertical Accretion Rates and Heavy Metal Chronologies in Wetland Sediments of the Tijuana Estuary. *Estuaries* 24(6A).
- Gersberg, R.M., Pitt, J.L., Weis, D.A., and D.D. Yorkey. Characterizing In-Stream Metal Loading in the Tijuana River Watershed. (2002). National TMDL Science and Policy Conference, Specialty Conference Proceeding on CD Rom, November 13-16, Phoenix, Arizona

AFFILIATIONS

National Brownfields Association
San Diego Housing Federation

Appendix IS-5

Phase II Environmental Site Assessment

A E ANDERSEN ENVIRONMENTAL

5261 W. Imperial Highway, Los Angeles, CA 90045

Toll Free: (888) 705-6300 Tel: (310) 854-6300 Fax: (310) 854-0199

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

PERFORMED AT

**1348-1360 Vine Street
Los Angeles, California 90028**

Andersen Environmental Project No. 1407-1353

PREPARED FOR

**9 Mile Investments
C/O Michael Baker**
17351 West Sunset Boulevard, Suite 1A
Pacific Palisades, CA 90272

August 12, 2014

TABLE OF CONTENTS

INTRODUCTION..... 1

SITE LOCATION INFORMATION 1

 SITE LOCATION 1

 PHYSICAL AND HYDROGEOLOGIC SETTING 1

FIELD ACTIVITIES..... 2

 SOIL VAPOR SAMPLING 2

CONCLUSIONS AND RECOMMENDATIONS 3

RELIANCE 3

SIGNATURES..... 4

APPENDICES:

FIGURES

- Figure 1: Site Location Map
- Figure 2: Plot Plan

LABORATORY REPORTS

INTRODUCTION

Andersen Environmental presents this Phase II Environmental Site Assessment (ESA) Report for services provided at 1348 through 1360 Vine Street, Los Angeles, California (subject property). Specifically, Andersen Environmental's scope of work was conducted within an approximately 6,135 square foot, single-story, multi-tenant commercial structure located on the property, and was based on the information in our ongoing Phase I ESA that multiple dry cleaning operations have occupied the subject property from as early as 1933 until at least the 1950's in tenant suites 1348, and 1350. Dry cleaning operations commonly use chlorinated organic solvents, such as tetrachloroethylene (PCE), in the dry cleaning process. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath the subject property. In addition, there is documentation that a gasoline service station occupied 1356 and 1358 Vine Street in the 1920's and 1930's. Based on the available information, Andersen Environmental conducted a Phase II ESA in an attempt to determine whether a significant subsurface release has originated from the former dry cleaning and gas station operations on the subject property.

SITE LOCATION INFORMATION

SITE LOCATION

The subject property is located on the southeast corner of Vine Street and De Longpre Avenue in the City of Los Angeles (Figure 1; Site Location Map). The area of concern includes a single-story commercial structure with the addresses 1348, 1350, 1352, 1356, 1358, 1360 and 1376 North Vine Street and 6278 De Longpre Avenue. The building is currently occupied by a vacant unit (1348 Vine Street), Hollywood Pawnbroker (1350 – 1354 Vine Street), JoJo's Market (1356), Unnamed Unit (1358 Vine Street), and Los Balcones del Peru (1360 Vine Street). The surrounding area is mostly used for commercial and residential purposes. Our work at the property was conducted within the interior portions of the property, specifically, within tenant suites 1348, 1354, and 1356 Vine Street, which were formerly occupied by dry cleaning and gas station operations (Figure 2; Plot Plan).

PHYSICAL AND HYDROGEOLOGIC SETTING

The elevation of the subject property is approximately 333 feet above sea level (USGS Hollywood CA 7.5 minute topographic quadrangle, 1991). According to the Geologic Map of the Hollywood and Burbank Quadrangles (Dibblee, 1991) the subject property is underlain with unconsolidated to weakly consolidated clayey, silty, sandy, or gravelly alluvial deposits on active and recently active alluvial fans from the late Pleistocene age derived from the Santa Monica Mountains.

The subject property is located in the Coastal Plain of Los Angeles Groundwater Basin, Hollywood Subbasin. The Hollywood Subbasin underlies the northeastern part of the Coastal Plain of Los Angeles Groundwater Basin. The subbasin is bounded on the north by Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, on the west by the Inglewood fault zone, and on the south by the La Brea High, formed by an anticline that brings impermeable rocks close to the surface. Surface drainage flows southward to join Ballona Creek, then westward to the Pacific Ocean. Based on our review of groundwater data presented in the State Water Resources Control Board's (SWRCB) Geotracker website, an open environmental assessment for a nearby environmental case approximately 475 feet to the south located at 1310 Vine Street, (Paragon Cleaners; SL0603766574) reported groundwater at approximately 32 feet below ground surface (bgs) with flow direction to the southwest (September 2009).

FIELD ACTIVITIES

SOIL VAPOR SAMPLING

On July 30, 2014, Andersen Environmental directed Optimal Technology to conduct a soil vapor survey within the subject structure in an attempt to evaluate for the presence of volatile organic compounds (VOCs) in the subsurface. A total of five soil vapor samples (SV-1 through SV-5) were collected at a depth of 5 feet bgs from the interior portions of the subject property. Soil vapor samples SV-1 and SV-2 were collected from the interior of 1356 Vine Street where a gas station formerly operated from approximately 1926 through 1937. Soil vapor sample SV-3 was collected from the interior of 1354 Vine Street where a dry cleaner formerly operated. Soil vapor samples SV-4 and SV-5 were collected from the interior of 1348 Vine Street, also where a dry cleaner formerly operated. The probe locations are identified on a plot plan in Figure 2, included in the Figures section of this report.

Each probe was advanced using a roto-hammer. Soil vapor sampling depths were set at approximately 5 feet below ground surface (bgs) at each sampling location. The ½” soil vapor probes were advanced to appropriate depths and approximately three case volumes of air were purged prior to sampling. Vapor samples were collected using a SGE gas-tight syringe by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Each sample was immediately analyzed on-site for VOCs by EPA Method 8021B with a mobile laboratory. A copy of the analytical report by Optimal Technology is included in the Laboratory Reports section of this report. The soil vapor sample results are presented in the following table.

Table 1: Volatile Organic Compounds in Soil Vapor

Sample ID	Sample Date	Sample / Probe Depth (ft bgs)	EPA Method 8021B (µg/L)		
			Tetrachloroethylene (PCE)	Trichloroethylene (TCE)	All Other VOC Analytes
SV-1	07/30/14	5	ND	ND	ND
SV-2	07/30/14	5	ND	ND	ND
SV-3	07/30/14	5	ND	ND	ND
SV-4	07/30/14	5	ND	ND	ND
SV-5	07/30/14	5	ND	ND	ND
SV-5 Dup	07/30/14	5	ND	ND	ND
Commercial CHHSL			0.6	1.8	NA

Notes:

µg/L = micrograms per liter

ft bgs = feet below ground surface

VOC = Volatile Organic Compounds

Commercial CHHSL = California Human Health Screening Level for commercial use properties without engineered fill (OEHHA, 2010).

ND = Non Detect

NA = Not Applicable

PCE was not detected above laboratory detection limits in any of the five soil vapor samples (SV-1 through SV-5) collected during this investigation. Trichloroethylene (TCE) was not detected above laboratory detection limits in any of the five soil vapor samples collected during this investigation.

As such, a significant risk to human health or the environment from VOCs in soil vapor has not been identified.

CONCLUSIONS AND RECOMMENDATIONS

Andersen Environmental has performed a Phase II ESA of the property located at 1348 through 1360 Vine Street in Los Angeles, California. Specifically, Andersen Environmental's scope of work was conducted within an approximately 6,135 square foot, single-story, multi-tenant commercial structure located on the property, and was based on the understanding that multiple dry cleaning operations have occupied the subject property from as early as 1933 until at least the 1950's in tenant suites 1348, and 1350. Additionally, there is documentation that a gasoline service station occupied 1356 and 1358 Vine Street in the 1920's and 1930's.

Based on the available information, Andersen Environmental conducted a Phase II ESA in an attempt to determine whether a significant subsurface release has originated from the former dry cleaning and gasoline service station operations on the subject property. The following are Andersen Environmental's conclusions and recommendations based on the results of the soil vapor sampling activities detailed herein:

- Detectable concentrations of VOCs in soil vapor were not present in any of the five soil vapor samples collected at the subject property.
- This assessment has not identified evidence of a release of PCE, TCE, or other VOCs which are commonly associated with dry cleaning and gasoline station operations. As such, this assessment did not identify a significant risk to human health or the environment as a result of the previous operations. As such, Andersen Environmental recommends no further action to assess the previous dry cleaning and gasoline service station subject property uses.

RELIANCE

This report has been prepared for the sole use of 9 Mile Investments. The contents should not be relied upon by any other parties without the express written consent of 9 Mile Investments and Andersen Environmental.

SIGNATURES

Prepared By:

Date: August 12, 2014



John Van Metre
Project Manager

Reviewed by:

Date: August 12, 2014



Brian Martasin, PG#8356
Principal Geologist



FIGURES

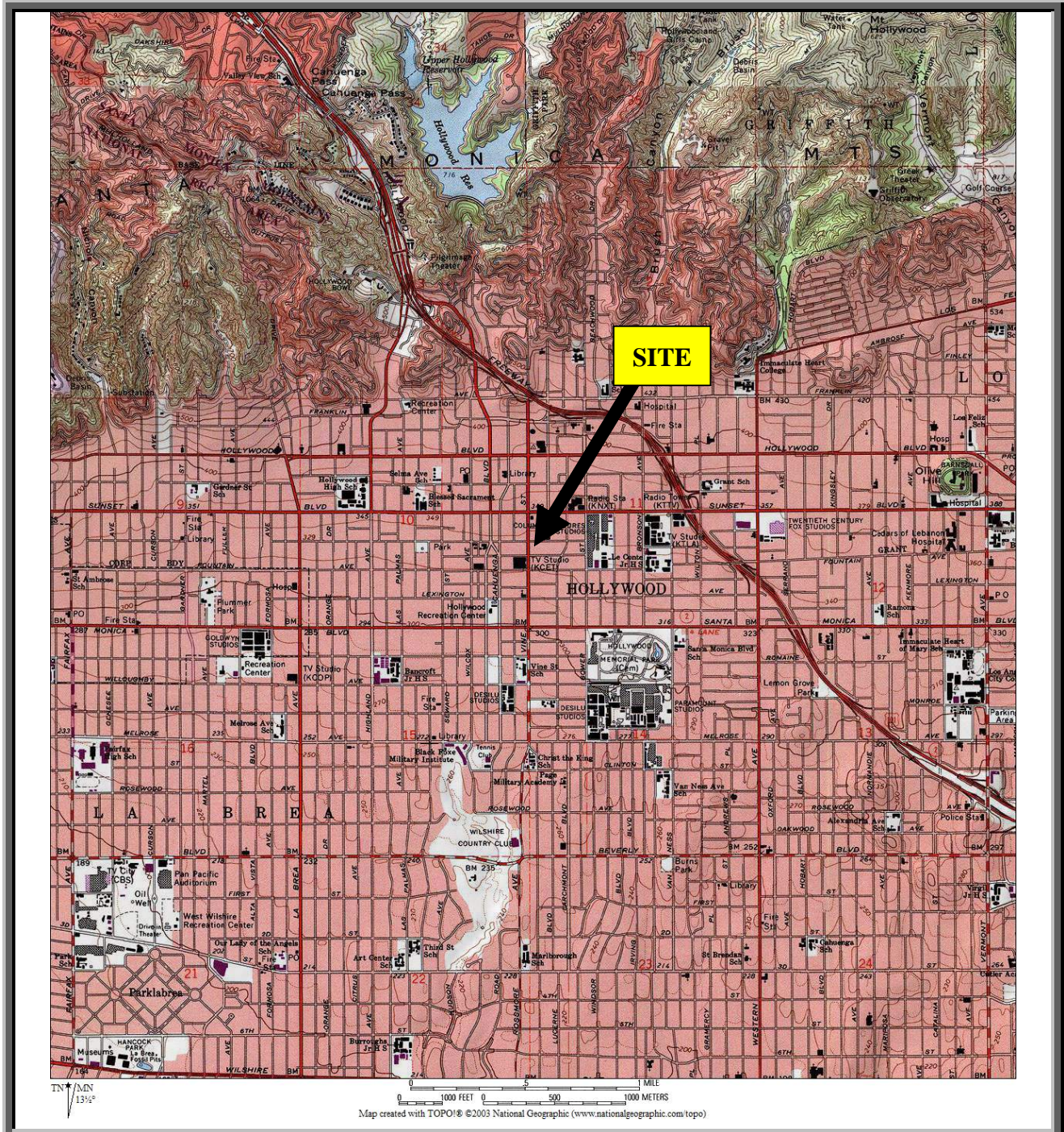
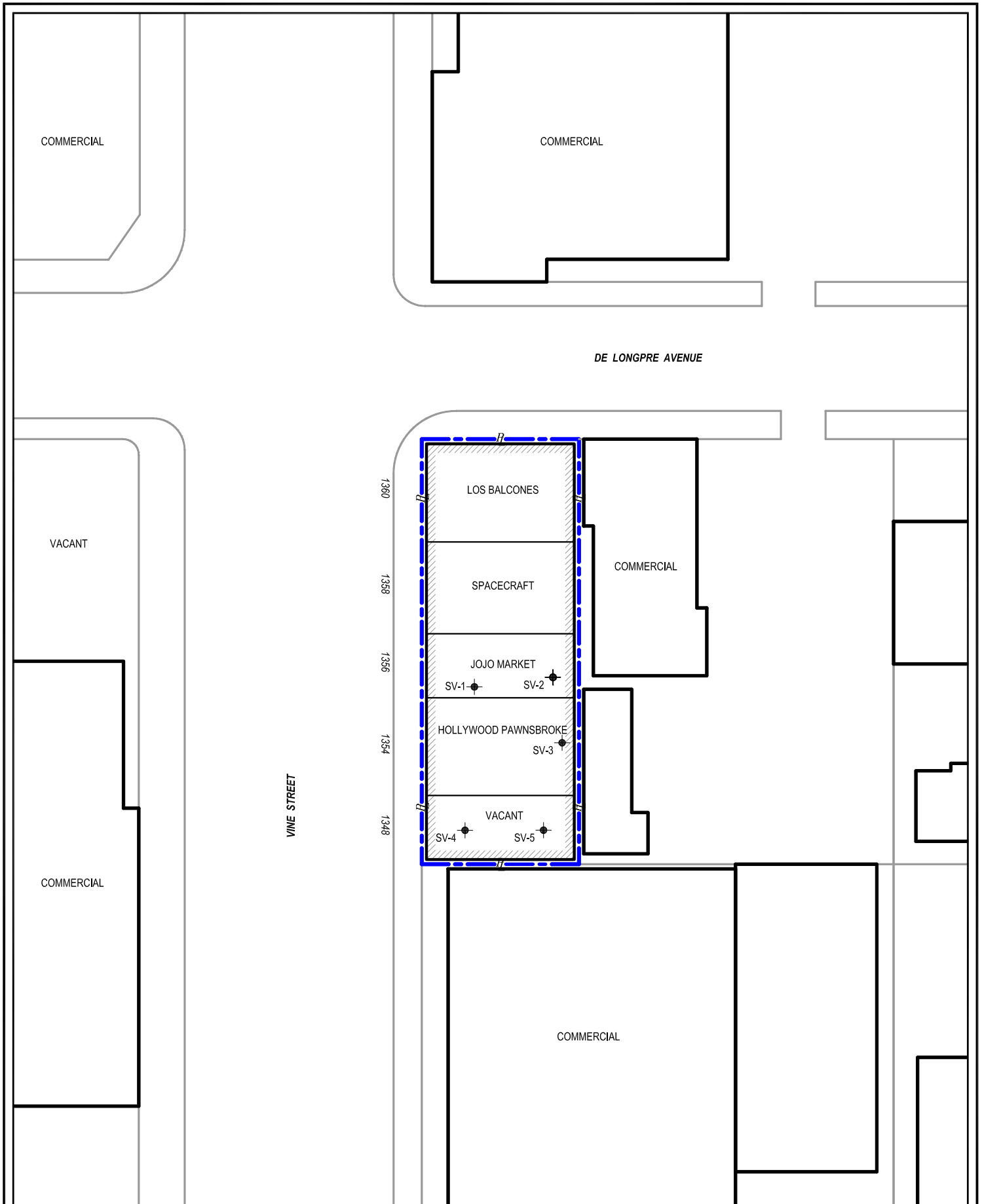
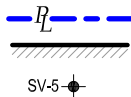


FIGURE 1: SITE LOCATION MAP

SOURCE: USGS Hollywood, CA 7.5 Minute
Quadrangle Map



LEGEND



- SUBJECT PROPERTY
- SITE STRUCTURE
- SOIL VAPOR PROBE

FIGURE 2	PLOT PLAN
ADDRESS: 1348 - 1360 VINE STREET LOS ANGELES, CALIFORNIA 90028	
SOURCE:	ANDERSEN ENVIRONMENTAL
PROJECT NO.:	1407-1353
DRAWN BY:	JOHN ESCALONA
CHECKED BY:	JOHN VAN METRE
DATE:	08/05/2014



APPROX. SCALE: 1" = 40'

LABORATORY REPORTS



July 31, 2014

Mr. Brian Martasin
Andersen Environmental
5261 West Imperial Highway
Los Angeles, CA 90045

Dear Mr. Martasin:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Andersen Environmental on July 30, 2014. The study was performed at 1348 Vine St., Los Angeles, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 5.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in Hamilton gas-tight syringes by puncturing tubing which connects the sampling probe and the vacuum pump. New tubing was used at each sampling point to prevent cross contamination. Samples were immediately injected into the gas chromatograph after collection.

All analyses were performed on a laboratory grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Flame Ionization Detector (FID) and an Electron Capture Detector (ECD). Restec wide bore capillary columns using hydrogen as the carrier gases were used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's PC based chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the HP data system. If the r^2 factor generated from this line was not greater than 0.990, an additional five point calibration would have been performed. Method reporting limits were calculated to be 0.01-1.0 micrograms per Liter (ug/L) for the individual compounds.

A daily calibration check and end of run calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates

A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks

Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas

A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas, found in common shaving cream. No Isobutane was found in any of the samples collected.

Scope of Work

To achieve the objective of this investigation a total of 6 vapor samples were collected from 5 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Soil conditions offered sampling flows at 0" water vacuum. Depth to groundwater was unknown at the time of the investigation.

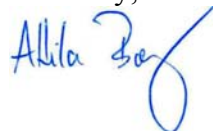
Results

During this vapor investigation none of the compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions please contact me at (877) 764-5427.

Sincerely,



Attila Baly
Project Manager



SOIL VAPOR RESULTS

Site Name: 1348 Vine St., Los Angeles, CA
Analyst: A. Baly **Collector:** A. Baly
Method: Modified EPA 8021B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detectors: FID and ECD

Date: 7/30/14
Page: 1 of 1

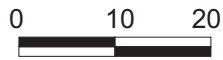
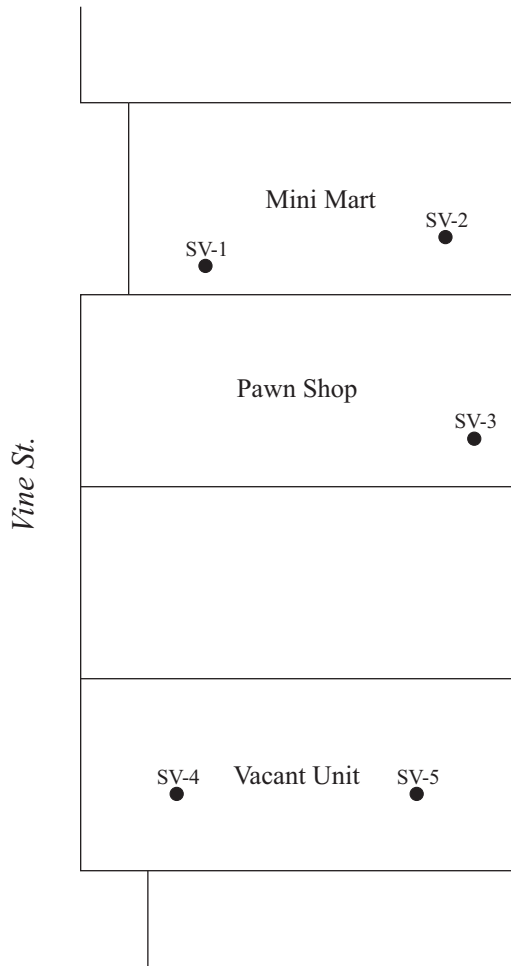
SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor (ECD/FID)

BLANK-1	SV-1	SV-2	SV-3	SV-4	SV-5	SV-5 Dup
N/A	5.0	5.0	5.0	5.0	5.0	5.0
N/A	1,500	1,500	1,500	1,500	1,500	1,500
N/A	0	0	0	0	0	0
500/2500	500/2500	500/2500	500/2500	500/2500	500/2500	500/2500
1/1	1/1	1/1	1/1	1/1	1/1	1/1

COMPOUND	REP. LIMIT
Dichlorodifluoromethane	1.00
Chloroethane	1.00
Trichlorofluoromethane	1.00
Freon 113	1.00
Methylene Chloride	1.00
1,1-Dichloroethane	1.00
Chloroform	1.00
1,1,1-Trichloroethane	1.00
Carbon Tetrachloride	0.02
1,2-Dichloroethane	0.04
Trichloroethene (TCE)	0.10
1,1,2-Trichloroethane	1.00
Tetrachloroethene (PCE)	0.10
1,1,1,2-Tetrachloroethane	1.00
1,1,1,2,2-Tetrachloroethane	1.00
Vinyl Chloride	0.01
Acetone	1.00
1,1-Dichloroethene	1.00
trans-1,2-Dichloroethene	1.00
2-Butanone (MEK)	1.00
cis-1,2-Dichloroethene	1.00
Cyclohexane	1.00
Benzene	0.03
4-Methyl-2-Pentanone	1.00
Toluene	1.00
Chlorobenzene	1.00
Ethylbenzene	0.40
m/p-Xylene	1.00
o-Xylene	1.00
Isobutane (Tracer Gas)	1.00

CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit



Approximate Scale

Legend

SV-1 - Soil Vapor Sample Number

● - Soil Vapor Sample Location

Optimal Technology

1667 Cross Bridge Place
 Thousand Oaks, CA 91362
 Toll-free (877) SOIL GAS
 Tel: (818) 734-6230 * Fax: (818) 734-6235

DATE: July 30, 2014

COMPANY:
 Andersen Environmental

APPROXIMATE SCALE: 1" = 20'

TITLE: Soil Vapor Sampling Location Map
 1348 Vine St., Los Angeles, CA

FIGURE

1

Appendix IS-6

Water Resources Technical Report



**1360 VINE ST – MIXED USE RESIDENTIAL
WATER RESOURCES TECHNICAL REPORT
DECEMBER 2, 2016**

PREPARED BY:

KPFF Consulting Engineers
700 South Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

Table of Contents

1. INTRODUCTION	1
1.1. PROJECT DESCRIPTION	1
1.2. SCOPE OF WORK	2
2. REGULATORY FRAMEWORK	2
2.1. SURFACE WATER HYDROLOGY	2
2.2. SURFACE WATER QUALITY	3
2.3. GROUNDWATER	14
3. ENVIRONMENTAL SETTING	15
3.1. SURFACE WATER HYDROLOGY	15
3.2. SURFACE WATER QUALITY	17
3.3. GROUNDWATER HYDROLOGY	18
3.4. GROUNDWATER QUALITY	19
4. SIGNIFICANCE THRESHOLDS	20
4.1. SURFACE WATER HYDROLOGY	20
4.2. SURFACE WATER QUALITY	21
4.3. GROUNDWATER HYDROLOGY	22
4.4. GROUNDWATER QUALITY	22
5. METHODOLOGY	23
5.1. SURFACE WATER HYDROLOGY	23
5.2. SURFACE WATER QUALITY	24
5.3. GROUNDWATER	25
6. PROJECT IMPACT ANALYSIS	26
6.1. CONSTRUCTION	26
6.1.1. SURFACE WATER HYDROLOGY	26
6.1.2. SURFACE WATER QUALITY	26
6.1.3. GROUNDWATER HYDROLOGY	27
6.1.4. GROUNDWATER QUALITY	28
6.2. OPERATION	28
6.2.1. SURFACE WATER HYDROLOGY	28
6.2.2. SURFACE WATER QUALITY	31
6.2.3. GROUNDWATER HYDROLOGY	33
6.2.4. GROUNDWATER QUALITY	33
6.3. CUMULATIVE IMPACT ANALYSIS	34

6.3.1. SURFACE WATER HYDROLOGY	34
6.3.2. SURFACE WATER QUALITY.....	34
6.3.3. GROUNDWATER HYDROLOGY.....	35
6.3.4. GROUNDWATER QUALITY	35
7. LEVEL OF SIGNIFICANCE	36

Appendix

- Figure 1 – Existing On-Site Drainage
- Figure 2 – Proposed On-Site Drainage
- Figure 3 – Hydro-Calc Hydrology Results for Existing Site
- Figure 4 – Hydro-Calc Hydrology Results for Proposed Site
- Figure 5 – Rainfall Isohyets
- Figure 6 – Dam Inundation Map
- Figure 7 – FEMA Floodplain Map
- Figure 8 – Hollywood Groundwater Basin Map
- Figure 9 – Ballona Creek Watershed Map
- Exhibit 1 – Typical SWPPP BMPs
- Exhibit 2 – Typical LID BMPs
- Exhibit 3 – LID Capture and Use Calculations

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The project site consists of 13 contiguous lots located on the east side of North Vine Street between West De Longpre Avenue and West Afton Place with a gross lot area of 89,500 square feet and a net lot area (after dedications) of 87,175 square feet (“Site”). The Site consists of six lots along West De Longpre Avenue and seven lots along West Afton Place and is currently occupied by a mix of uses that consist of low-rise commercial uses along North Vine Street, including a post-production facility, restaurants, and neighborhood retail uses, and an eight-unit multi-family building fronting on Afton on the eastern most lot. There are also six bungalows located on the Site with three fronting on Afton Place and three fronting on De Longpre Avenue. The six bungalows are contributing structures within the Afton Square District, a designated California Register historic district.

ONNI Capital, LLC (“Applicant”) proposes to demolish the commercial buildings and multi-family building and includes a Preservation Plan to relocate, preserve, and rehabilitate the historic bungalows on the eastern portion of the Site. As part of the entitlement requests, the Applicant seeks approval of a Conditional Use Permit for the flexibility to allow commercial uses in the bungalows if they are not used as residential units. On the western portion of the Site near Vine Street, the Project proposes to construct a new 262.5 foot in height mixed-use building with 475,423 square feet of floor area with a maximum of 429 residential units and 60,000 square feet of commercial uses.

The Project’s site plan is designed to create a tiered transition from the highest point of the new rise-building along Vine Street to the lower scaled historic bungalows and other residential uses to the east. The length of the new building as measured in an east-west direction at the ground level is 197 feet and steps back to 175 feet at levels two through four, 153 feet on levels five through seven, 131 feet on levels eight through ten, 109 feet on levels eleven through thirteen, 87 feet on levels fourteen through sixteen, and 66 feet on levels seventeen through twenty.

The new building would be separated from the relocated bungalows on the east portion of the Site by an approximately 47-foot buffer that would include pedestrian walkways that lead to the bungalow and ground floor live-work entrances. The buffer would include abundant landscaping and trees. New landscaping and trees would be planted between each bungalow to along the eastern boundary line.

The ground floor of the new building would include neighborhood-serving commercial retail and/or restaurant uses that would front Vine Street. The ground level would also include the entrance for the grocery market or office uses at the corner of Vine Street and De Longpre Avenue that provides access to the second floor commercial space. The remainder of the ground floor would include vehicular access driveways, one along Afton and the other along De Longpre, truck loading for the grocery store, residential lobbies along Afton and De Longpre, and fifteen live-work with individual entrance from Afton,

De Longpre and the internal pedestrian walkway. The third level would include an outdoor resident amenity pool deck and 7,500 square feet of indoor resident amenity spaces flanked by residential units. Levels four to twenty contain the remaining residential units that include five penthouse units on the upper most level. A minimum of 677 vehicular parking spaces for the Project uses would be provided in four subterranean levels accessible from Afton and De Longpre.

1.2. SCOPE OF WORK

This report provides a description of the existing surface water hydrology, surface water quality, groundwater level, and groundwater quality at the Project Site. It also analyzes the Project's potential impacts related to surface water hydrology, surface water quality, groundwater level, and groundwater quality.

2. REGULATORY FRAMEWORK

2.1. SURFACE WATER HYDROLOGY

County of Los Angeles Hydrology Manual

Per the City of Los Angeles (City) Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County (County) Department of Public Works Hydrology Manual as its basis of design for storm drainage facilities. The 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.¹ The County also limits the allowable discharge into existing storm drain facilities based on the municipal separate storm sewer systems (MS4) Permit, which is enforced on all new developments that discharge directly into the County's storm drain system. Any proposed drainage improvements of County owned storm drain facilities such as catch basins and storm drain lines require approval/review from the County Flood Control District department.

Los Angeles Municipal Code

Any proposed drainage improvements within the street right of way or any other property owned by, to be owned by, or under the control of the City requires the approval of a B-permit (Section 62.105, Los Angeles Municipal Code (LAMC)). Under the B-permit process, storm drain installation plans are subject to review and approval by the City of Los Angeles Department of Public Works, Bureau of Engineering. Additionally, any connections to the City's storm drain system from a property line to a catch basin or a

¹ Los Angeles County Department of Public Works Hydrology Manual, January 2006, <http://ladpw.org/wrd/publication/index.cfm>, accessed May 13, 2016.

storm drain pipe requires a storm drain permit from the City of Los Angeles Department of Public Works, Bureau of Engineering.

2.2. SURFACE WATER QUALITY

Clean Water Act

The Clean Water Act was first introduced in 1948 as the Water Pollution Control Act. The Clean Water Act authorizes Federal, state, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. The primary goals of the Clean Water Act are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. As such, the Clean Water Act forms the basic national framework for the management of water quality and the control of pollutant discharges. The Clean Water Act also sets forth a number of objectives in order to achieve the above-mentioned goals. These objectives include regulating pollutant and toxic pollutant discharges; providing for water quality that protects and fosters the propagation of fish, shellfish and wildlife; developing waste treatment management plans; and developing and implementing programs for the control of non-point sources of pollution.²

Since its introduction, major amendments to the Clean Water Act have been enacted (e.g., 1961, 1966, 1970, 1972, 1977, and 1987). Amendments enacted in 1970 created the U.S. Environmental Protection Agency (USEPA), while amendments enacted in 1972 deemed the discharge of pollutants into waters of the United States from any point source unlawful unless authorized by a USEPA National Pollutant Discharge Elimination System (NPDES) permit. Amendments enacted in 1977 mandated development of a "Best Management Practices" Program at the state level and provided the Water Pollution Control Act with the common name of "Clean Water Act," which is universally used today. Amendments enacted in 1987 required the USEPA to create specific requirements for discharges.

In response to the 1987 amendments to the Clean Water Act and as part of Phase I of its NPDES permit program, the USEPA began requiring NPDES permits for: (1) municipal separate storm sewer systems (MS4) generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs five acres or more of land. Phase II of the USEPA's NPDES permit program, which went into effect in early 2003, extended the requirements for NPDES permits to: (1) numerous small municipal separate storm sewer systems,³ (2) construction sites of one to five acres,

² Non-point sources of pollution are carried through the environment via elements such as wind, rain, or stormwater and are generated by diffuse land use activities (such as runoff from streets and sidewalks or agricultural activities) rather than from an identifiable or discrete facility.

³ A small municipal separate storm sewer system (MS4) is any MS4 not already covered by the Phase I program as a medium or large MS4. The Phase II Rule automatically covers on a nationwide basis all small MS4s

and (3) industrial facilities owned or operated by small municipal separate storm sewer systems. The NPDES permit program is typically administered by individual authorized states.

In 2008, the USEPA published draft Effluent Limitation Guidelines (ELGs) for the construction and development industry. On December 1, 2009 the EPA finalized its 2008 Effluent Guidelines Program Plan.

In California, the NPDES stormwater permitting program is administered by the State Water Resources Control Board (SWRCB). The SWRCB was created by the Legislature in 1967. The joint authority of water distribution and water quality protection allows the Board to provide protection for the State's waters, through its nine Regional Water Quality Control Boards (RWQCBs). 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. The RWQCBs develop "basin plans" for their hydrologic areas, issue waste discharge requirements, enforce action against stormwater discharge violators, and monitor water quality.⁴

Federal Anti-Degradation Policy

The Federal Anti-Degradation Policy (40 Code of Federal Regulations 131.12) requires states to develop statewide anti-degradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations (CFR), state anti-degradation policies and implementation methods shall, at a minimum, protect and maintain (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

California Porter-Cologne Act

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 SWRCB to implement the provisions of the CWA, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants.

As discussed above, under the California Water Code (CWC), the State of California is divided into nine RWQCBs, governing the implementation and enforcement of the CWC

located in "urbanized areas" as defined by the Bureau of the Census (unless waived by the NPDES permitting authority), and on a case-by-case basis those small MS4s located outside of urbanized areas that the NPDES permitting authority designates.

⁴ USEPA. U.S. Environmental Protection Agency - Clean Water Act. July 2011. <<http://www.epa.gov/lawsregs/laws/cwa.html>>.

and CWA. The Project Site is located within Region 4, also known as the Los Angeles Region. Each RWQCB is required to formulate and adopt a Basin Plan for its region. This Plan must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to include within its regional plan water discharge prohibitions applicable to particular conditions, areas, or types of waste.

California Anti-Degradation Policy

The California Anti-Degradation Policy, otherwise known as the *Statement of Policy with Respect to Maintaining High Quality Water in California* was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Anti-Degradation Policy, the California Anti-Degradation Policy applies to all waters of the State, not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

California Toxic Rule

In 2000, the EPA promulgated the California Toxic Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State. The EPA promulgated this rule based on the EPA's determination that the numeric criteria are necessary in the State to protect human health and the environment. The California Toxic Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the Los Angeles RWQCB (LARWQCB) as having beneficial uses protective of aquatic life or human health.

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.⁵

⁵ Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan. <http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/> accessed May 13, 2016.

The Basin Plan is a resource for the LARWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

NPDES Permit Program

The NPDES permit program was first established under authority of the CWA to control the discharge of pollutants from any point source into the waters of the United States. As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs.

The General Permit

SWRCB Order No. 2012-0006-DWQ known as “The General Permit” was adopted on July 17, 2012. This NPDES permit establishes a risk-based approach to stormwater control requirements for construction projects by identifying three project risk levels. The main objectives of the General Permit are to:

1. Reduce erosion
2. Minimize or eliminate sediment in stormwater discharges
3. Prevent materials used at a construction site from contacting stormwater
4. Implement a sampling and analysis program
5. Eliminate unauthorized non-stormwater discharges from construction sites
6. Implement appropriate measures to reduce potential impacts on waterways both during and after construction of projects
7. Establish maintenance commitments on post-construction pollution control measures

California mandates requirements for all construction activities disturbing more than one acre of land to develop and implement Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of Best Management Practices (BMPs) for a specific construction project, charging 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.^{6, 7}

⁶ State Water Resources Control Board. State Water Resources Control Board. July 2012, http://www.swrcb.ca.gov/water_issues/programs/npdes/.

Los Angeles County Municipal Storm Water System (MS4) Permit

As described above, USEPA regulations require that MS4 permittees implement a program to monitor and control pollutants being discharged to the municipal system from both industrial and commercial projects that contribute a substantial pollutant load to the MS4.

On November 8, 2012, the LARWQCB adopted Order No. R4-2012-0175 under the CWA and the Porter-Cologne Act. This Order is the NPDES permit or MS4 permit for municipal stormwater and urban runoff discharges within Los Angeles County. The requirements of this Order (the “Permit”) cover 84 cities and most of the unincorporated areas of Los Angeles County. Under the Permit, the Los Angeles County Flood Control District (LACFCD) is designated as the Principal Permittee. The Permittees are the 84 Los Angeles County cities (including the City of Los Angeles) and Los Angeles County. Collectively, these are the “Co-Permittees”. The Principal Permittee helps to facilitate activities necessary to comply with the requirements outlined in the Permit but is not responsible for ensuring compliance of any of the Permittees.

Stormwater Quality Management Program (SQMP)

In compliance with the Permit, the Co-Permittees are required to implement a stormwater quality management program (SQMP) with the goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater runoff. The SWMP requires the County of Los Angeles and the 84 incorporated cities to:

- Implement a public information and participation program to conduct outreach on storm water pollution;
- Control discharges at commercial/industrial facilities through tracking, inspecting, and ensuring compliance at facilities that are critical sources of pollutants;
- Implement a development planning program for specified development projects;
- Implement a program to control construction runoff from construction activity at all construction sites within the relevant jurisdictions;
- Implement a public agency activities program to minimize storm water pollution impacts from public agency activities; and
- Implement a program to document, track, and report illicit connections and discharges to the storm drain system.

⁷ USEPA. U.S. Environmental Protection Agency - NPDES. July 2012, <https://www.epa.gov/npdes>.

The Permit contains the following provisions for implementation of the SQMP by the Co-Permittees:

1. General Requirements:

- Each permittee is required to implement the SQMP in order to comply with applicable stormwater program requirements.
- The SQMP shall be implemented and each permittee shall implement additional controls so that discharge of pollutants is reduced.

2. Best Management Practice Implementation:

- Permittees are required to implement the most effective combination of BMPs for stormwater/urban runoff pollution control. This should result in the reduction of storm water runoff.

3. Revision of the SQMP:

- Permittees are required to revise the SQMP in order to comply with requirements of the RWQCB while complying with regional watershed requirements and/or waste load allocations for implementation of Total Maximum Daily Loads (TMDLs) for impaired waterbodies.

4. Designation and Responsibilities of the Principal Permittee:

The Los Angeles County Flood Control District is designated as the Principal Permittee who is responsible for:

- Coordinating activities that comply with requirements outlined in the NPDES Permit;
- Coordinating activities among Permittees;
- Providing personnel and fiscal resources for necessary updates to the SQMP;
- Providing technical support for committees required to implement the SQMP; and
- Implementing the Countywide Monitoring Program required under this Order and assessing the results of the monitoring program.

5. Responsibilities of Co-Permittees:

Each Co-Permittee is required to comply with the requirements of the SQMP as applicable to the discharges within its geographical boundaries. These requirements include:

- Coordinating among internal departments to facilitate the implementation of the SQMP requirements in an efficient way;
- Participating in coordination with other internal agencies as necessary to successfully implement the requirements of the SQMP; and
- Preparing an annual Budget Summary of expenditures for the storm water management program by providing an estimated breakdown of expenditures for different areas of concern, including budget projections for the following year.

6. Watershed Management Committees (WMCs):

- Each WMC shall be comprised of a voting representative from each Permittee in the Watershed Management Area (WMA).
- Each WMC is required to facilitate exchange of information between co-permittees, establish goals and deadlines for WMAs, prioritize pollution control measures, develop and update adequate information, and recommend appropriate revisions to the SQMP.

7. Legal Authority:

- Co-Permittees are granted the legal authority to prohibit non-storm water discharges to the storm drain system including discharge to the MS4 from various development types.

City of Los Angeles Water Quality Compliance Master Plan for Urban Runoff

On March 2, 2007, City Council Motion 07-0663 was introduced by the City of Los Angeles City Council to develop a water quality master plan with strategic directions for planning, budgeting and funding to reduce pollution from urban runoff in the City of Los Angeles. The Water Quality Compliance Master Plan for Urban Runoff was developed by the Bureau of Sanitation, Watershed Protection Division in collaboration with stakeholders to address the requirements of this Council Motion. The primary goal of the Water Quality Compliance Master Plan for Urban Runoff is to help meet water quality regulations. Implementation of the Water Quality Compliance Master Plan for Urban Runoff is intended over the next 20 to 30 years to result in cleaner neighborhoods, rivers, lakes and bays, augmented local water supply, reduced flood risk, more open space, and beaches that are safe for swimming. The Water Quality Compliance Master Plan for Urban Runoff also supports the Mayor and Council's efforts to make Los Angeles the greenest major city in the nation.

- The Water Quality Compliance Master Plan for Urban Runoff identifies and describes the various watersheds in the City, summarizes the water quality conditions of the City's waters, identifies known sources of pollutants, describes

the governing regulations for water quality, describes the BMPs that are being implemented by the City, discusses existing TMDL Implementation Plans and Watershed Management Plans. Additionally, the Water Quality Compliance Master Plan for Urban Runoff provides an implementation strategy that includes the following three initiatives to achieve water quality goals:

- Water Quality Management Initiative, which describes how Water Quality Management Plans for each of the City's watershed and TMDL-specific Implementation Plans will be developed to ensure compliance with water quality regulations.
- The Citywide Collaboration Initiative, which recognizes that urban runoff management and urban (re)development are closely linked, requiring collaborations of many City agencies. This initiative requires the development of City policies, guidelines, and ordinances for green and sustainable approaches for urban runoff management.
- The Outreach Initiative, which promotes public education and community engagement with a focus on preventing urban runoff pollution.
- The Water Quality Compliance Master Plan for Urban Runoff includes a financial plan that provides a review of current sources of revenue, estimates costs for water quality compliance, and identifies new potential sources of revenue.

City of Los Angeles Stormwater Program

The City of Los Angeles supports the policies of the Construction General Permit and the Los Angeles County NPDES permit through the *Development Best Management Practices Handbook. Part A Construction Activities*, 3rd Edition, and associated ordinances were adopted in September 2004. *Part B Planning Activities*, 4th Edition was adopted in June 2011. The Handbook provides guidance for developers in complying with the requirements of the Development Planning Program regulations of the City's Stormwater Program. Compliance with the requirements of this manual is required by City of Los Angeles Ordinance No. 173,494. The handbook and ordinances also have specific minimum BMP requirements for all construction activities and require dischargers whose construction projects disturb one acre or more of soil to prepare a SWPPP and file a Notice of Intent (NOI) with the SWRCB. The NOI informs the SWRCB of a particular project and results in the issuance of a Waste Discharger Identification (WDID) number, which is needed to demonstrate compliance with the General Permit.

The City of Los Angeles implements the requirement to incorporate stormwater BMPs through the City's plan review and approval process. During the review process, project plans are reviewed for compliance with the City's General Plan, zoning ordinances, and other applicable local ordinances and codes, including storm water requirements. Plans

and specifications are reviewed to ensure that the appropriate BMPs are incorporated to address storm water pollution prevention goals. The Standard Urban Stormwater Mitigation Plan (SUSMP) provisions that are applicable to new residential and commercial developments include, but are not limited to, the following:⁸

- Peak Storm Water Runoff Discharge Rate: Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion;
- Provide storm drain system Stenciling and Signage (only applicable if a catch basin is built on-site);
- Properly design outdoor material storage areas to provide secondary containment to prevent spills;
- Properly design trash storage areas to prevent off-site transport of trash;
- Provide proof of ongoing BMP Maintenance of any structural BMPs installed;

Design Standards for Structural or Treatment control BMPs:

- Conserve natural and landscaped areas;
- Provide planter boxes and/or landscaped areas in yard/courtyard spaces;
- Properly design trash storage areas to provide screens or walls to prevent off-site transport of trash;
- Provide proof on ongoing BMP maintenance of any structural BMPs installed;

Design Standards for Structural or Treatment Control BMPs:

- Post-construction treatment control BMPs are required to incorporate, at minimum, either a volumetric or flow based treatment control design or both, to mitigate (infiltrate, filter or treat) storm water runoff.

In addition, project applicants subject to the SUSMP requirements must select source control and, in most cases, treatment control BMPs from the list approved by the RWQCB. The BMPs must control peak flow discharge to provide stream channel and over bank flood protection, based on flow design criteria selected by the local agency. Further, the source and treatment control BMPs must be sufficiently designed and

⁸ City of Los Angeles Stormwater Program website, <http://www.lastormwater.org/green-la/standard-urban-stormwater-mitigation-plan/>; accessed May 13, 2016.

constructed to collectively treat, infiltrate, or filter stormwater runoff from one of the following:

- The 85th percentile 24-hour runoff event determined as the maximized capture stormwater volume for the area, from the formula recommended in *Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998)*;
- The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in *California Stormwater Best Management Practices Handbook—Industrial/Commercial, (1993)*;
- The volume of runoff produced from a 0.75-inch storm event, prior to its discharge to a stormwater conveyance system; or
- The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for “treatment” (0.75-inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

Los Angeles Municipal Code

Section 64.70 of the LAMC sets forth the City’s Stormwater and Urban Runoff Pollution Control Ordinance. The ordinance prohibits the discharge of the following into any storm drain system or receiving waters:

- Any liquids, solids, or gases which by reason of their nature or quantity are flammable, reactive, explosive, corrosive, or radioactive, or by interaction with other materials could result in fire, explosion or injury.
- Any solid or viscous materials, which could cause obstruction to the flow or operation of the storm drain system.
- Any pollutant that injures or constitutes a hazard to human, animal, plant, or fish life, or creates a public nuisance.
- Any noxious or malodorous liquid, gas, or solid in sufficient quantity, either singly or by interaction with other materials, which creates a public nuisance, hazard to life, or inhibits authorized entry of any person into the storm drain system.
- Any medical, infectious, toxic or hazardous material or waste.

Additionally, unless otherwise permitted by a NPDES permit, the ordinance prohibits industrial and commercial developments from discharging untreated wastewater or

untreated runoff into the storm drain system. Furthermore, the ordinance prohibits trash or any other abandoned objects/materials from being deposited such that they could be carried into the storm drains. Lastly, the ordinance not only makes it a crime to discharge pollutants into the storm drain system and imposes fines on violators, but also gives City public officers the authority to issue citations or arrest business owners or residents who deliberately and knowingly dump or discharge hazardous chemicals or debris into the storm drain system.

Earthwork activities, including grading, are governed by the Los Angeles Building Code, which is contained in LAMC, Chapter IX, Article 1. Specifically, Section 91.7013 includes regulations pertaining to erosion control and drainage devices, and Section 91.7014 includes general construction requirements, as well as requirements regarding flood and mudflow protection.

Low Impact Development (LID)

In October 2011, the City of Los Angeles passed an ordinance (Ordinance No. 181899) amending LAMC Chapter VI, Article 4.4, Sections 64.70.01 and 64.72 to expand the applicability of the existing SUSMP requirements by imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. The LID ordinance became effective on May 12, 2012.

LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. The goal of these LID practices is to remove nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. Through the use of various infiltration strategies, LID is aimed at minimizing impervious surface area. Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used.⁹

The intent of the City of Los Angeles LID standards is to:

- Require the use of LID practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff;
- Reduce stormwater/urban runoff while improving water quality;
- Promote rainwater harvesting;
- Reduce offsite runoff and provide increased groundwater recharge;
- Reduce erosion and hydrologic impacts downstream; and

⁹ City of Los Angeles. "Development Best Management Practices Handbook." June, 2011

- Enhance the recreational and aesthetic values in our communities.

The City of Los Angeles Bureau of Sanitation, Watershed Protection Division will adopt the LID standards as issued by the LARWQCB and the City of Los Angeles Department of Public Works. The LID Ordinance will conform to the regulations outlined in the NPDES Permit and SUSMP.

2.3. GROUNDWATER

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted the Basin Plan. Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.

The Basin Plan is a resource for the Regional Board and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

Safe Drinking Water Act (SDWA)

The Federal Safe Drinking Act, established in 1974, sets drinking water standards throughout the country and is administered by the USEPA. The drinking water standards established in the SDWA, as set forth in the Code of Federal Regulations (CFR), are referred to as the National Primary Drinking Water Regulations (Primary Standards, Title 40, CFR Part 141) and the National Secondary Drinking Water Regulations (Second Standards, 40 CFR Part 143). California passed its own Safe Drinking Water Act in 1986 that authorizes the State's Department of Health Services (DHS) to protect the public from contaminants in drinking water by establishing maximum contaminants levels (MCLs), as set forth in the CCR, Title 22, Division 4, Chapter 15, that are at least as stringent as those developed by the USEPA, as required by the federal Safe Drinking Water Act.

California Water Plan

The California Water Plan (the Plan) provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and

assessments of agricultural, urban, and environmental water uses to quantify the gap between water supplies and uses. The Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs.

The goal for the California Water Plan Update is to meet Water Code requirements, receive broad support among those participating in California's water planning, and be a useful document for the public, water planners throughout the state, legislators and other decision-makers.

3. ENVIRONMENTAL SETTING

3.1. SURFACE WATER HYDROLOGY

3.1.1. REGIONAL

The Project Site is located within the Ballona Creek Watershed (Watershed) in the Los Angeles Basin. The Watershed covers approximately 130 square miles in the coastal plain of the Los Angeles Basin. Its boundaries are the Santa Monica Mountains to the north, the Harbor Freeway (110) to the east, and the Baldwin Hills to the south. The watershed includes the cities of Beverly Hills, West Hollywood, portions of the cities of Los Angeles, Culver City, Inglewood and Santa Monica, unincorporated areas of Los Angeles County, and areas under the jurisdiction of Caltrans.

The watershed is highly developed: residential (59%), vacant/open space (17%), and commercial (14%) are the predominant land uses. Overall, 49% of the watershed is covered by roads, rooftops and other impervious surfaces.

Ballona Creek flows as an open channel for just under 10 miles from mid-Los Angeles (south of Hancock Park) through Culver City, reaching the Pacific Ocean at Playa del Rey (Marina del Rey Harbor).

The Estuary portion (from Centinela Avenue to the outlet) is soft bottomed, while the remainder of the creek is lined in concrete. Ballona Creek is fed by a network of underground storm drains, which reaches north into Beverly Hills and West Hollywood. Major tributaries of the Creek and Estuary include Centinela Creek, Sepulveda Channel, and Benedict Canyon Channel.

The average dry weather flow at the Watershed's terminus in Playa del Rey is 25 cubic feet per second – a slow, steady flow. The average wet weather flow is ten times higher, or even more during large storms.¹⁰ Refer to Figure 9 for Ballona Creek Watershed Map.

3.1.2. LOCAL

Underground storm drainage facilities are located offsite along Vine Street and are owned and maintained by the City of Los Angeles. Surface drainage along De Longpre Avenue flows east until it intersects N El Centro Avenue. Surface drainage along Afton Place flows until it intersects N El Centro Avenue. The flow along N El Centro Avenue is

¹⁰ City of Los Angeles Stormwater Program website, <http://www.lastormwater.org/about-us/about-watersheds/ballona-creek/>

generally southwest until it discharges into a catch basin at the intersection of N El Centro Avenue and Fountain Avenue. From this catch basin, water flows in underground storm drainage facilities west where it connects to Vine Street flowing generally south. Stormwater runoff from the Project Site is discharged into the offsite storm drainage catch basins and underground storm drainage pipes which convey stormwater through various underground pipe networks into Ballona Creek. Ballona Creek flows generally southwest, ultimately discharging into the Pacific Ocean at the Santa Monica Bay. Ballona Creek is designed to discharge to Santa Monica Bay up to approximately 71,400 cubic feet of stormwater per second from a 50-year frequency storm event.¹¹

3.1.3. ON SITE

The Site consists of six lots along De Longpre Avenue and seven lots along Afton Place and is currently occupied by a mix of uses that consist of low-rise commercial uses along Vine Street, including a post-production facility, restaurants, and neighborhood retail uses, and an eight-unit multi-family building fronting on Afton Place on the eastern most lot. There are also six bungalows located on the Site with three fronting on Afton Place and three fronting on De Longpre Avenue.

Generally, the Project Site slopes downward from north to south approximately 5 feet, and west to east with a decrease in grade of approximately 1 foot from the western property line to the eastern property line. It appears the roof drainage of commercial buildings in Area A as shown on Figure 1 collects internally and follows the overall grading trend and drains to the southeast toward Area B. Emergency overflow roof drains outlets along the Project Site's frontage on Vine Street and De Longpre Avenue.

Drainage from Area B sheet flows to a strip grate at the southern edge of the area. The strip grate drains to underground storm drain infrastructure that appears to outlet on Afton Place.

Roof drainage from the commercial building in Area C also appears to follow the general grading trend of the Site, flowing south to Afton Place, with overflow roof drains outletting along the building frontage along Vine Street and Afton Place.

The drainage along Area D sheet flows generally southward towards Afton Place.

Based on the Los Angeles County Hydrology Manual, the Project Site is underlain by soil type 006 Hanford Fine Sandy Loam (HF-1). As this type of soil has a limited capacity to absorb stormwater during an intense rain event (i.e., a 50-year storm event), existing site soils are anticipated to runoff in a similar manner as runoff from paved surfaces.

Figure 1 illustrates the existing on-site drainage pattern.

Figure 3 shows all the input parameters used for analyzing the existing site. Table 1 shows the existing volumetric flow rate generated by a 50-year storm event.

¹¹ <http://www.ladpw.org/wmd/watershed/bc/>; accessed July 11, 2016

Table 1- Existing Drainage Stormwater Runoff Calculations			
Drainage Area	Area (Acres)	Percent Imperviousness (%)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
A	0.22	100	0.7
B	0.24	100	0.8
C	0.43	97.7	1.4
D	1.17	87.8	3.7
Total	2.06	96.4	6.6

3.2. SURFACE WATER QUALITY

3.2.1. REGIONAL

As stated above, the Project Site lies within the Ballona Creek Watershed. Constituents of concern listed for Ballona Creek under California’s Clean Water Act Section 303(d) List include cadmium (sediment), chlordane (tissue & sediment), coliform bacteria, copper (dissolved), cyanide, DDT, lead, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), selenium, sediment toxicity, Shellfish Harvesting Advisory, silver, toxicity, trash, viruses (Enteric), and zinc. No TMDL data have been recorded by EPA for this waterbody.¹²

3.2.2. LOCAL

In general, urban stormwater runoff occurs following precipitation events, with the volume of runoff flowing into the drainage system depending on the intensity and duration of the rain event. Contaminants that may be found in stormwater from developed areas include sediments, trash, bacteria, metals, nutrients, organics and pesticides. The source of contaminants includes surface areas where precipitation falls, as well as the air through which it falls. Contaminants on surfaces such as roads, maintenance areas, parking lots, and buildings, which are usually contained in dry weather conditions, may be carried by rainfall runoff into drainage systems. The City of Los Angeles typically installs catch basins with screens to capture debris before entering the storm drain system. In addition, the City conducts routine street cleaning operations, as well as periodic cleaning and maintenance of catch basins, to reduce stormwater pollution within the City.

3.2.3. ON SITE

Based on a site investigation, it appears the Project Site currently does not implement Best Management Practices (BMPs) and apparently has no means of treatment for stormwater runoff. As stated above, the commercial building’s roof drainage collects internally and drains to curb outlets along the Project Site’s frontage on Vine Street, De

¹²

https://iaspub.epa.gov/waters10/attains_waterbody.control?p_au_id=CAR4051300019980918142302&p_list_id=CAR4051300019980918142302&p_cycle=2012; accessed July 11, 2016.

Longpre Avenue and Afton Place. This drainage flows south on Vine Street and enters a catch basin on the northeast corner of Vine Street and Afton Place. The hardscape surface drainage collects and drains to Afton Street. This drainage flows east along Afton Place until it intersects N El Centro Avenue. This drainage flows east along Afton Place until it intersects N El Centro Avenue. The flow along N El Centro Avenue is generally southwest until it discharges into a catch basin at the intersection of N El Centro Avenue and Fountain Avenue. Refer to Figure 1 for the existing on-site drainage pattern.

3.3. GROUNDWATER HYDROLOGY

3.3.1. REGIONAL

Groundwater use for domestic water supply is a major beneficial use of groundwater basins in Los Angeles County. The City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin (Basin). The Basin is comprised of the Hollywood, Santa Monica, Central, and West Coast Subbasins. Groundwater flow in the Basin is generally south-southwesterly and may be restricted by natural geological features. Replenishment of groundwater basins occurs mainly by percolation of precipitation throughout the region via permeable surfaces, spreading grounds, and groundwater migration from adjacent basins, as well as injection wells designed to pump freshwater along specific seawater barriers to prevent the intrusion of salt water.

3.3.2. LOCAL

Within the Basin, the Project Site specifically overlies the Hollywood Subbasin (Subbasin), which underlies the northeastern portion of the Basin. The Subbasin is bounded on the north by the Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, on the west by the Inglewood fault zone, and on the south by the La Brea high, formed by an anticline that brings impermeable rocks close to the surface.¹³

Groundwater in the Subbasin is replenished by percolation of precipitation and stream flow from the Santa Monica Mountains to the north. Urbanization in this area has decreased the amount of pervious surface area allowing direct percolation. Therefore, natural recharge is somewhat limited. The natural safe yield of the Subbasin is estimated to be approximately 3,000 acre-feet per year (AFY).

The primary producer from the Subbasin is the city of Beverly Hills, which currently owns and operates 4 groundwater production wells in the Subbasin. These wells have a combined capacity of 2,083 gallons per minute (gpm) and are treated by a reverse osmosis desalter.¹⁴ Groundwater flow within the Subbasin generally flows east to west.

¹³ <http://www.water.ca.gov/groundwater/bulletin118/basindescriptions/4-11.02.pdf>

¹⁴ http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Beverly%20Hills,%20City%20of/Beverly%20Hills%202010%20UWMP_August%202011.pdf; accessed July 12, 2016.

The Project Site is located toward the eastern portion of the Subbasin. Refer to Figure 8 for the Hollywood Groundwater Basin Map.

3.3.3. ON-SITE

The existing Project Site is improved with existing buildings and mostly paved surfaces, and therefore does not substantially contribute to groundwater recharge. The below discussion is based upon a review on-site explorations conducted as part of the *Geotechnical Investigation* for the Project Site by Geocon West Inc., dated March 15, 2016.

The site is located within the Hollywood Groundwater Basin of the Los Angeles County Coastal Plain Basins. The basin can be 660 feet in depth and contains three water bearing units, the Fernando Formation, Lakewood Formation, and upper alluvial soils. The main potable groundwater aquifer is sourced from the deep Fernando Formation; however, some groundwater can seasonally perch within the shallow alluvium.

Groundwater was encountered in soil borings B1 and B2 at depths of 48 and 39 feet below the ground surface during Geocon West's field investigation. These groundwater levels are not static groundwater levels but represent the first water encountered in the borings. The water levels encountered in the borings, particularly in boring B2, likely represent perched water since they are approximately the same elevation or at a higher elevation than the historic high groundwater levels reported by CDMG (1998) for this area. Clayey sand bed that strongly suggests this is a perched water condition. Considering the historic high groundwater levels (CDMG, 1998) and the depth to perched water encountered in our borings, groundwater may be encountered during construction. It is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the immediate site vicinity.¹⁵

3.4. GROUNDWATER QUALITY

3.4.1. REGIONAL

As stated above, the City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin, which falls under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). According to LARWQCB's Basin Plan, objectives applying to all ground waters of the region include bacteria, chemical constituents and radioactivity, mineral quality, nitrogen (nitrate, nitrite), and taste and odor.¹⁶

¹⁵ Geotechnical report titled "Geotechnical Investigation, Proposed High-Rise Redevelopment", by Geocon West, Inc., dated March 15 2016.

¹⁶ Los Angeles Regional Water Quality Control Board, Basin Plan, March 2013, http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/electronics_documents/Final%20Chapter%203%20Text.pdf accessed August 10, 2016.

3.4.2. LOCAL

As stated above, the Project Site specifically overlies the Hollywood Subbasin. Based upon LARWQCB's Basin Plan, constituents of concern listed for the Hollywood Subbasin include Total Dissolved Solids (TDS), sulfate, boron, chloride and nitrate.¹⁷

3.4.3. ON-SITE

The existing Project Site is fully improved with the existing buildings and mostly paved hardscape surfaces, and therefore does not substantially contribute to groundwater recharge. Therefore, the existing Project Site does not contribute to groundwater pollution or otherwise adversely impact groundwater quality.

Other types of risk such as underground storage tanks have a greater potential to impact groundwater. It appears no underground storage tanks are currently operated by the Project, and there is no record of underground storage tanks previously installed or utilized at the Project Site.

4. SIGNIFICANCE THRESHOLDS

4.1. SURFACE WATER HYDROLOGY

Appendix G of the State of California's CEQA Guidelines provides a set of sample questions that address impacts with regard to surface water hydrology. These questions are as follows:

Would the project:

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site;
- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff
- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;

¹⁷ Ibid.

- Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as result of the failure of levee or dam;

In the context of these questions from Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that a project would normally have a significant impact on surface water hydrology if it would:

- Cause flooding during the projected 50-year developed storm event, which would have the potential to harm people or damage property or sensitive biological resources;
- Substantially reduce or increase the amount of surface water in a water body; or
- Result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow.

4.2. SURFACE WATER QUALITY

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to surface water quality. These questions are as follows:

Would the project:

- Violate any water quality standard or waste discharge requirements; or
- Otherwise substantially degrade water quality.

In the context of the above questions from Appendix G, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on surface water quality if it would result in discharges that would create pollution, contamination or nuisance, as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body.

The CWC includes the following definitions:

- “Pollution” means an alteration of the quality of the waters of the state to a degree which unreasonably affects either of the following: 1) the waters for beneficial uses or 2) facilities which serve these beneficial uses. “Pollution” may include “Contamination”.
- “Contamination” means an impairment of the quality of the waters of the state by waste to a degree, which creates a hazard to the public health through poisoning or through the spread of disease. “Contamination” includes any equivalent effect resulting from the disposal of waste, whether or not waters of the state are affected.
- “Nuisance” means anything which meets all of the following requirements: 1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to

the free use of property, so as to interfere with the comfortable enjoyment of life or property; 2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal; and 3) occurs during, or as a result of, the treatment or disposal of wastes.¹⁸

4.3. GROUNDWATER HYDROLOGY

Appendix G of the CEQA Guidelines provides a sample question that addresses impacts with regard to groundwater. This question is as follows:

Would the project:

- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table;

In the context of the above question from Appendix G, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on groundwater if it would:

- Change potable water levels sufficiently to:
 - Reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or to respond to emergencies and drought;
 - Reduce yields of adjacent wells or well fields (public or private); or
 - Adversely change the rate or direction of flow of groundwater; or
- Result in demonstrable and sustained reduction of groundwater recharge capacity.

4.4. GROUNDWATER QUALITY

With respect to groundwater quality, and in the context of the above question from Appendix G pertaining to groundwater, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on groundwater quality if it would:

- Affect the rate or change the direction of movement of existing contaminants;
- Expand the area affected by contaminants;

¹⁸ City of Los Angeles. *L.A. CEQA Thresholds Guide*. 2006
<http://www.environmentla.org/programs/Thresholds/Complete%20Threshold%20Guide%202006.pdf>

- Result in an increased level of groundwater contamination (including that from direct percolation, injection or salt water intrusion); or
- Cause regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations (CCR), Title 22, Division 4, and Chapter 15 and in the Safe Drinking Water Act.

5. METHODOLOGY

5.1. SURFACE WATER HYDROLOGY

The Project Site is located within the City of Los Angeles, and drainage collection, treatment and conveyance are regulated by the City. Per the City's Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual as its basis of design for storm drainage facilities. The LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design storm has a probability of 1/25 of being equaled or exceeded in any year. The *L.A. CEQA Thresholds Guide*, however, establishes the 50-year frequency design storm event as the threshold to analyze potential impacts on surface water hydrology as a result of development. To provide a more conservative analysis, this report analyzes the larger storm event threshold, i.e., the 50-year frequency design storm event.

The Modified Rational Method was used to calculate storm water runoff. The "peak" (maximum value) runoff for a drainage area is calculated using the formula, $Q = CIA$

Where,

Q = Volumetric flow rate (cfs)

C = Runoff coefficient (dimensionless)

I = Rainfall Intensity at a given point in time (in/hr)

A = Basin area (acres)

The Modified Rational Method assumes that a steady, uniform rainfall rate will produce maximum runoff when all parts of the basin area are contributing to outflow. This occurs when the storm event lasts longer than the time of concentration. The time of concentration (T_c) is the time it takes for rain in the most hydrologically remote part of the basin area to reach the outlet.

The method assumes that the runoff coefficient (C) remains constant during a storm. The runoff coefficient is a function of both the soil characteristics and the percentage of impervious surfaces in the drainage area.

LACDPW has developed a time of concentration calculator, Hydrocalc, to automate time of concentration calculations as well as the peak runoff rates and volumes using the Modified Rational Method design criteria as outlined in the Hydrology Manual. The data

input requirements include: sub-area size, soil type, land use, flow path length, flow path slope and rainfall isohyet. The Hydrocalc Calculator was used to calculate the storm water peak runoff flow rate for the Project conditions by evaluating an individual sub-area independent of all adjacent subareas. See Figures 3 and 4 for the Hydrocalc Calculator results and Figure 5 for the Rainfall Isohyet Map.

5.2. SURFACE WATER QUALITY

5.2.1. CONSTRUCTION

Construction BMPs will be designed and maintained as part of the implementation of the SWPPP in compliance with the Construction General Permit. The SWPPP shall begin when construction commences, before any site clearing and grubbing or demolition activity. During construction, the SWPPP will be referred to regularly and amended as changes occur throughout the construction process. The Notice of Intent (NOI), Amendments to the SWPPP, Annual Reports, Rain Event Action Plans (REAPs), and Non-Compliance Reporting will be posted to the State's SMARTS website in compliance with the requirements of the Construction General Permit.

5.2.2. OPERATION

The Project will meet the requirements of the City's LID standards.¹⁹ Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspired, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75 inch storm event. The LID Manual prioritized the selection of BMPs used to comply with stormwater mitigation requirement. The order of priority is:

1. Infiltration Systems
2. Stormwater Capture and Use
3. High Efficient Biofiltration/Bioretenion Systems
4. Combination of Any of the Above

Feasibility screening delineated in the LID manual is applied to determine which BMP will best suit the Project. Based on the screening criteria, as described above, infiltration is not considered feasible at this Project Site due to the relatively high groundwater and the proximity of the existing and proposed structures to the groundwater. Therefore, Capture and Reuse BMPs (cisterns) are considered appropriate for the Project. According

¹⁹ The Development Best Management Practices Handbook, Part B Planning Activities, 4th edition was adopted by the City of Los Angeles, Board of Public Works on July 1, 2011 to reflect Low Impact Development (LID) requirements that took effect May 12, 2012.

to the City's LID Handbook, all cisterns shall be sized to capture the runoff generated from the greater of the 85th percentile storm and the 0.75-inch storm event at a minimum:

$$V_{\text{design}} \text{ (gallons)} = (85\text{th percentile or } 0.75 \text{ inch} * 7.48 \text{ gallons/cubic foot}) * \text{Catchment Area (sq. ft.)}$$

Where:

$$\text{Catchment Area} = (\text{Impervious Area} * 0.9) + [(\text{Pervious Area} + \text{Undeveloped Area}) * 0.1]$$

For catchment areas given in acres, multiply the above equation by 43,560 sq. ft./acre.

5.3. GROUNDWATER

The significance of this Project as it relates to the level of the underlying groundwater table of the Hollywood Groundwater Basin included a review of the following considerations:

Analysis and Description of the Project's Existing Condition

- Identification of the Hollywood Subbasin as the underlying groundwater basin, and description of the level, quality, direction of flow, and existing uses for the water;
- Description of the location, existing uses, production capacity, quality, and other pertinent data for spreading grounds and potable water wells in the vicinity (usually within a one-mile radius), and;
- Area and degree of permeability of soils on the Project Site, and;

Analysis of the Proposed Project Impact on Groundwater Level

- Description of the rate, duration, location and quantity of extraction, dewatering, spreading, injection, or other activities;
- The projected reduction in groundwater resources and any existing wells in the vicinity (usually within a one-mile radius); and
- The projected change in local or regional groundwater flow patterns.

In addition, this report discusses the impact of both existing and proposed activities at the Project Site on the groundwater quality of the underlying Hollywood Subbasin.

Short-term groundwater quality impacts could potentially occur during construction of the Project as a result of soil or shallow groundwater being exposed to construction

materials, wastes, and spilled materials. These potential impacts are qualitatively assessed.

6. PROJECT IMPACT ANALYSIS

6.1. CONSTRUCTION

6.1.1. SURFACE WATER HYDROLOGY

Construction activities for the Project proposes to demolish the commercial buildings and multi-family building and includes a Preservation Plan to relocate, preserve, and rehabilitate the historic bungalows on the eastern portion of the Site. It is anticipated that up to approximately 200,800 cubic yards of soil would be graded and exported to construct the Project. These activities have the potential to temporarily alter existing drainage patterns and flows on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. Also, exposed and stockpiled soils could be subject to erosion and conveyance into nearby storm drains during storm events. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff.

However, as the construction site would be greater than one acre, the Project would be required to obtain coverage under the NPDES General Construction stormwater permit. In accordance with the requirements of this permit, the Project would implement a SWPPP that specifies BMPs and erosion control measures to be used during construction to manage runoff flows and prevent pollution. BMPs would be designed to reduce runoff and pollutant levels in runoff during construction. The NPDES and SWPPP measures are designed to (and would in fact) contain and treat, as necessary, stormwater or construction watering on the Project site so runoff does not impact off-site drainage facilities or receiving waters. Construction activities are temporary and flow directions and runoff volumes during construction will be controlled.

In addition, the Project would be required to comply with all applicable City grading permit regulations that require necessary measures, plans, and inspections to reduce sedimentation and erosion. Thus, through compliance with all NPDES General Construction Permit requirements, implementation of BMPs, and compliance with applicable City grading regulations, the Project would not substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion, siltation, or flooding on- or off-site. Similarly, adherence to standard compliance measurements in construction activities would ensure that construction of the Project would not cause flooding, substantially increase or decrease the amount of surface water flow from the Project Site into a water body, or result in a permanent, adverse change to the movement of surface water. Therefore, construction-related impacts to surface water hydrology would be less than significant.

6.1.2. SURFACE WATER QUALITY

Construction activities such as earth moving, maintenance/operation of construction equipment, potential dewatering, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff. However, as previously discussed, construction contractors disturbing greater than one acre of soil would be required to obtain coverage under the NPDES General Construction Permit (order No. 2009-0009-SWQ). In accordance with the requirements of the permit, the Project Applicants would prepare and implement a site-specific SWPPP adhering to the California Stormwater Quality Association (CASQA) BMP Handbook. The SWPPP would specify BMPs to be used during construction. BMPs would include but not be limited to: erosion control, sediment control, non-stormwater management, and materials management BMPs. Refer to Exhibit 1 for typical SWPPP BMPs to be implemented during construction of the Project.

The Project is expected to require dewatering during construction. Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location to proceed with construction into the drainage system. Discharges from dewatering operations can contain high levels of fine sediments, which if not properly treated, could lead to exceedance of the NPDES requirements. During construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations.

With the implementation of site-specific BMPs included as part of the Erosion Control Plan, the Project would reduce or eliminate the discharge of potential pollutants from the stormwater runoff. In addition, the Project Applicant would be required to comply with City grading permit regulations, which require necessary measures, plans (including a wet weather erosion control plan if construction occurs during the rainy season), and inspection to reduce sedimentation and erosion. Therefore, with compliance with NPDES requirements and City grading regulations, construction of the Project would not result in discharge that would cause: (1) pollution which would alter the quality of the water of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the water of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated in Ballona Creek. Therefore, temporary construction-related impacts on surface water quality would be less than significant.

6.1.3. GROUNDWATER HYDROLOGY

As stated above, construction activities for the Project would include excavating down approximately 45 feet for subterranean parking, building up the structure, and hardscape

and landscape around the structure. As described in the Geotechnical Investigation²⁰ prepared for the Project Site, groundwater was observed at 48 and 39 feet below ground surface. Therefore, it is recommended that a qualified dewatering consultant should be retained to establish a temporary dewatering plan during construction. Potential dewatering operations would be in compliance with all applicable regulations and requirements, including with all relevant NPDES requirements related to construction and discharges from dewatering operations. Due to the operation of dewatering systems being temporary, local groundwater hydrology in the immediate vicinity of the Site is minimally affected. The purpose of dewatering operations is for the protection of both existing and proposed building structures. Due to the limited and temporary nature of temporary dewatering operations, regional impacts to groundwater flow and level are not considered to be significant. Therefore, as Project development would not adversely impact the rate or direction of flow of groundwater and no water supply wells would be affected, the Project would not result in a significant impact on groundwater hydrology during construction.

6.1.4. GROUNDWATER QUALITY

As discussed above, the Project would include excavations to a maximum depth of approximately 45 feet below ground surface. The Project would also result in a net export of existing soil material. Although not anticipated at the Project Site, any contaminated soils found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. Due to compliance with measures as listed above and the implementation of BMPs, though there are groundwater production wells or public water supply wells within one mile of the Project Site, construction activities would not be anticipated to affect existing wells. Therefore, the Project would not result in any substantial increase in groundwater contamination through hazardous materials releases and impacts on groundwater quality would be less than significant.

6.2. OPERATION

6.2.1. SURFACE WATER HYDROLOGY

²⁰ Geotechnical report titled “Geotechnical Investigation, Proposed High-Rise Redevelopment”, by Geocon West, Inc., dated March 15, 2016.

The Project is expected to decrease the overall percentage of impervious area from the current condition at the Project Site. Specifically, the Project Site is currently improved with a mix of uses that consist of low-rise commercial uses along North Vine Street, including a post-production facility, restaurants, and neighborhood retail uses, and an eight-unit multi-family building fronting on Afton on the eastern most lot. There are also six bungalows located on the Site with three fronting on Afton Place and three fronting on De Longpre Avenue with approximately 96% impervious surface coverage. In the existing condition, based upon a site visit, it appears stormwater discharges from the Project Site without filtration. The Project will develop a building and paved areas creating a post-project condition of approximately 63% impervious surface area. .

Accordingly, there is no incremental increase in the imperviousness of the Project Site that would substantially increase runoff volumes into the existing storm drain system. Therefore, peak flow rates would not increase.

Table 2 shows the proposed 50-year frequency design storm event peak flow rate within the Project Site. As shown in Table 3, a comparison of the pre and post peak flow rates indicates no increase in stormwater runoff. Consequently, the Project would not cause flooding during the 50-year developed storm event, would not create runoff which would exceed the capacity of existing or planned drainage systems, would not require construction of new stormwater drainage facilities or expansion of existing facilities, would not substantially reduce or increase the amount of surface water in a water body, or result in a permanent adverse change to the movement of surface water. As such, operation of the Project would result in a less than significant impact on surface water hydrology. Figure 2 illustrates the proposed on-site drainage pattern.

Table 2- Proposed Drainage Stormwater Runoff Calculations			
Drainage Area	Area (Acres)	Percent Imperviousness (%)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
A	1.27	94.6	4.0
B	0.79	31.4	2.4
Total	2.06	63.0	6.4

Table 3- Drainage Stormwater Runoff Calculations Summary			
Project Condition	Area (Acres)	Percent Imperviousness (%)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
Existing	2.06	94.6	6.6
Proposed	2.06	63.0	6.4

The LID requirements for the Project Site would outline the stormwater treatment post-construction BMPs required to control pollutants associated with storm events up to the 85th percentile storm event, per the City’s Stormwater Program. The Project BMPs will control stormwater runoff with no increase in runoff resulting from the Project. Refer to Exhibit 2 for typical LID BMPs.

As shown in Figure 1 and Figure 2, Project drainage is expected to flow to Afton Place in both the existing and proposed condition. Thus, the Project would not impact existing storm drain infrastructure serving the Project Site and runoff would continue to follow the same discharge paths and drain to the same stormwater systems.

The Project Site is within the potential inundation area of the Hollywood Reservoir according to the City of Los Angeles General Plan Safety Element, Exhibit G: Inundation & Tsunami Hazard Areas (Refer to Figure 6). Dam safety regulations are the primary means of reducing damage or injury due to inundation occurring from dam failure. The California Division of Safety of Dams regulates the siting, design, construction, and periodic review of all dams in the State. In addition, the Los Angeles Department of Water and Power (LADWP) operates the dam and mitigates the potential for over flow and seiche hazard through control of water levels and dam wall height. These measures include seismic retrofits and other related dam improvements completed under the requirements of the 1972 State Dam Safety Act. The City’s Local Hazard Mitigation Plan,²¹ which was adopted in July 2011, provides a list of existing programs, proposed activities and specific projects that may assist the City of Los Angeles in reducing risk and preventing loss of life and property damage from natural and human-caused hazards, including dam failure. The Hazard Mitigation Plan evaluation of dam failure vulnerability classifies dam failure as a moderate risk rating. Further, in the event of a dam failure at the Hollywood Reservoir, existing urban development north of the Project Site, including the US 101 Freeway, would serve as a physical barrier between the upstream portion of the reservoirs/dams and the Project Site. Therefore, considering the above information and risk reduction projects, the risk of flooding from inundation by a seiche or dam failure is considered low and impacts are less than significant.

²¹ City of Los Angeles Emergency Management Department, *Local Hazard Mitigation Plan*, July 1, 2011.

In addition, the Project Site is not located within a 100-year flood plain or within an area that could be impacted by a seiche, tsunami or mudflow (Refer to Figure 7). Therefore, impacts related to those potential issues are less than significant.

6.2.2. SURFACE WATER QUALITY

As previously described, the Project would be required to implement SUSMP and LID requirements throughout the operational life of the Project. As part of these requirements, the Project would prepare a SUSMP which would outline the stormwater treatment measures or post-construction BMPs required to control pollutants of concern. In addition, consistent with LID requirements to reduce the quantity and improve the quality of rainfall runoff that leaves the Project Site, the Project would include the installation of BMPs as established by the LID Manual.

The LID Manual has established the following order of priority for selection of the type of BMPs to be implemented for a certain Project.

1. Infiltration Systems
2. Stormwater Capture and Use
3. High Efficiency Biofiltration / Bioretention Systems
4. Combination of Any of the Above

The City of Los Angeles implements a screening requirement that the depth of bottom of infiltration facility to the observed groundwater should be greater than 10 feet. As previously mentioned, the bottom of excavation is 45 feet below grade, and the historic high groundwater level at the site was as shallow as 45 feet below grade, thus, leaving 0 feet of infiltration depth available. Based on these conditions, on-site stormwater infiltration would not be feasible for the Project.

The second BMP selection on the priority list is Stormwater Capture and Use which operates by capturing stormwater runoff and holding it for irrigation during dry periods. Captured stormwater will be used to offset the potable irrigation demand that will occur during the rainy season (October 1 to April 30, 7 months). Feasibility of this proposed BMP will be determined according to the criteria established in the LID manual, along with coordination with the City.

As is typical of most urban developments, stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project are sediment, nutrients, pesticides, metals, pathogens, and oil and grease.

The pollutants listed above are expected to, and would in fact, be mitigated through the implementation of approved LID BMPs. In addition, the implementation of the following LID BMPs would be included as part of the SUSMP for the Project to manage post-construction stormwater runoff.

- Provide storm drain system stenciling and signage to discourage illegal dumping;
- Design material storage areas and loading docks within structures or enclosures to prevent leaks or spills of pollutants from entering the storm drain system;
- Provide evidence of ongoing BMP maintenance as part of a legal agreement with the City of Los Angeles. Recorded covenant and agreements for BMP maintenance are part of standard building permit approval processing; and
- Design post-construction structural or treatment control BMPs before storing the stormwater. Stormwater treatment facilities and systems would be designed to meet the requirements of the SUSMP and LID Manual.

Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspired, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75-inch storm event. In accordance with the feasibility discussion in Methodology Section 5.2. Surface Water Quality, the Project is anticipated to implement Capture and Reuse BMPs (cisterns) for managing stormwater runoff in accordance with current LID requirements. Since it appears there are currently no existing onsite BMPs, stormwater run-off during post-Project conditions will result in improved surface water quality.

In addition to the requirements listed above, the Estimated Total Water Usage (ETWU) for irrigation from October 1 – April 30 must be greater than or equal to the volume of water produced by the stormwater quality design storm event. Based on these requirements, the total storage volume and landscape area needed within the Project Site was determined to be approximately 37,079 gallons and 5,513 square feet, respectively. Table 6 below shows the amount of runoff volume to be captured and the minimum landscape area required to use the captured volume. A summary of the calculations consistent with the LID manual are provided in Exhibit 3.

Table 4- Proposed Onsite Capture and Use Volume and Landscape Area Calculations			
Proposed Drainage Area	Area (Acres)	Storage Volume (Gallons)	Minimum Landscape Required (Square Feet)
A	1.27	29,546	4,393
B	0.79	7,533	1,120
Total	2.06	37,079	5,513

Due to the incorporation of the required LID BMP(s), operation of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the waters of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial

uses of the waters; (2) contamination of the quality of the waters of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes. Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. Thus, operational impacts on surface water quality would be less than significant.

6.2.3. GROUNDWATER HYDROLOGY

Regarding groundwater recharge, the entire Project Site is virtually impervious in the existing condition, and there is minimal groundwater recharge potential. The Project will develop hardscape and structures that cover approximately 63% of the Project Site with impervious surfaces increasing the groundwater recharge potential. However, with existing underlain soil conditions discussed above, the groundwater recharge potential will remain minimal. As stated above, the stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way and not result in infiltration of a large amount of rainfall that would affect groundwater hydrology, including the direction of groundwater flow. Therefore, the Project's potential impact on groundwater recharge is less than significant.

As discussed above, Project development would require excavations with a maximum depth of approximately 45 feet below grade. As described in the Geotechnical Investigation prepared by Geocon West for the Project Site, the historic high groundwater level in the vicinity of the Project site was on the order of 45 feet below grade. Since groundwater was encountered in the on-site borings drilled to depths of 48 and 39 feet below grade, it is expected that groundwater would be encountered during construction that would require either temporary or permanent dewatering operations utilized in compliance with all relevant NPDES requirements related to construction and discharges from dewatering operations. Though there are supply wells within one mile of the Project Site, compliance with the above requirements is expected to and would in fact mitigate adverse impacts to wells. Furthermore, the Project would not include new injection or supply wells.

Based on the above, operation of the Project would result in a less than significant impact on groundwater hydrology, including groundwater levels.

6.2.4. GROUNDWATER QUALITY

Operational activities which could affect groundwater quality include spills of hazardous materials and leaking underground storage tanks. No underground storage tanks are currently operated or will be operated by the Project.

In addition, while the development of new buildings would slightly increase the use of existing on-site hazardous materials as described above, compliance with all applicable existing regulations at the Project Site regarding the handling and potentially required cleanup of hazardous materials would prevent the Project from affecting or expanding

any potential areas of contamination, increasing the level of contamination, or causing regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. Furthermore, as described above, operation of the Project would not require extraction from the groundwater supply based on the depth of excavation for the proposed uses and the depth of groundwater below the Project Site.

The Project does not include the installation or operation of water wells, or any extraction or recharge system that is in the vicinity of the coast, an area of known groundwater contamination or seawater intrusion, a municipal supply well or spreading ground facility.

The Project is not anticipated to result in releases or spills of contaminants that could reach a groundwater recharge area or spreading ground or otherwise reach groundwater through percolation. The Project does not involve drilling to or through a clean or contaminated aquifer.

Based on the above, operation of the Project would result in a less than significant impact on groundwater quality.

6.3. CUMULATIVE IMPACT ANALYSIS

6.3.1. SURFACE WATER HYDROLOGY

The geographic context for the cumulative impact analysis on surface water hydrology is the Ballona Creek Watershed. The Project in conjunction with forecasted growth in the Ballona Creek Watershed could cumulatively increase stormwater runoff flows. However, as noted above, the Project would have no net increase on stormwater flows. Also, in accordance with City requirements, related projects and other future development projects would be required to implement BMPs to manage stormwater in accordance with LID guidelines. Furthermore, the City of Los Angeles Department of Public Works would review each future development project on a case-by-case basis to ensure sufficient local and regional infrastructure is available to accommodate stormwater runoff. Therefore, potential cumulative impacts associated with the Project on surface water hydrology would be less than significant.

6.3.2. SURFACE WATER QUALITY

The geographic context for the cumulative impact analysis on surface water quality is the Ballona Creek Watershed. As with the Project, cumulative growth in the Ballona Creek Watershed (inclusive of the related projects) would be subject to NPDES requirements regarding water quality for both construction and operation. In addition, it is anticipated that the related project and other future development projects would also be subject to SWPPP, SUSMP, and LID requirements and implementation of measures to comply with total maximum daily loads. Furthermore, increases in regional controls associated with other elements of the MS4 Permit would improve regional water quality over time. Additionally, with implementation of the Project, new BMPs for the treatment of

stormwater runoff would be installed, thus improving the surface water quality runoff from the site compared to existing conditions. Therefore, with compliance with all applicable laws, rules and regulations, cumulative impacts to surface water quality would be less than significant.

6.3.3. GROUNDWATER HYDROLOGY

The geographic context for the cumulative impact analysis on groundwater level is the Hollywood Subbasin. The Project in conjunction with forecasted growth in the region above the Hollywood Subbasin could cumulatively increase groundwater demand. However, as noted above, no water supply wells, spreading grounds, or injection wells are located within a one-mile radius of the Project Site and the Project would not have an adverse impact on groundwater level. Any calculation of the extent to which the related projects would extract or otherwise directly utilize groundwater would be speculative. Nevertheless, in accordance with the Beverly Hills Master Plan, groundwater levels within the Hollywood Subbasin are monitored and the City of Beverly Hills works closely with other agencies in the Hollywood Subbasin to prevent overdraft.²² Therefore, potential cumulative impacts associated with the Project on groundwater hydrology would be less than significant.

Furthermore, as previously discussed, implementation of the Project would result in negligible change in impervious surface area. Development of the related projects could result in changes in impervious surface area within their respective project sites. While any calculation of the extent to which the related projects would increase or decrease impervious or pervious surfaces that might affect groundwater hydrology would be speculative, the development of such related projects would be subject to review and approval pursuant to all applicable regulatory requirements, including any required mitigation of potential groundwater hydrology impacts. In addition, as the related projects are located in a highly urbanized area, any potential reduction in groundwater recharge due to the overall net change in impervious area within the area encompassed by the related project sites would be minimal in the context of the regional groundwater basin, and would thus not result in a significant cumulative effect to groundwater hydrology.

Based on the above, cumulative impacts to groundwater hydrology would be less than significant.

6.3.4. GROUNDWATER QUALITY

Future growth in the Hollywood Subbasin would be subject to LARWQCB requirements relating to groundwater quality. In addition, since the Project Site is located in a highly

²² City of Beverly Hills, *2010 City of Beverly Hills Urban Water Management Plan*, August 2011, http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Beverly%20Hills,%20City%20of/Beverly%20Hills%202010%20UWMP_August%202011.pdf; accessed July 12, 2016.

urbanized area, future land use changes or development are not likely to cause substantial changes in regional groundwater quality. As noted above, the Project does not have an adverse impact on groundwater quality. Also, it is anticipated that, like the Project, other future development projects would also be subject to LARWQCB requirements and implementation of measures to comply with total maximum daily loads in addition to requirements of California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. Therefore, based on the fact that the Project does not have an adverse impact on groundwater quality and through compliance with all applicable laws, rules and regulations, cumulative impacts to groundwater quality would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified for surface water hydrology, surface water quality, groundwater hydrology or groundwater quality for this Project.

APPENDIX

FIGURE 1: EXISTING ON-SITE DRAINAGE PATTERN

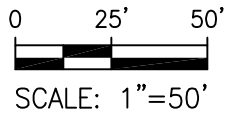
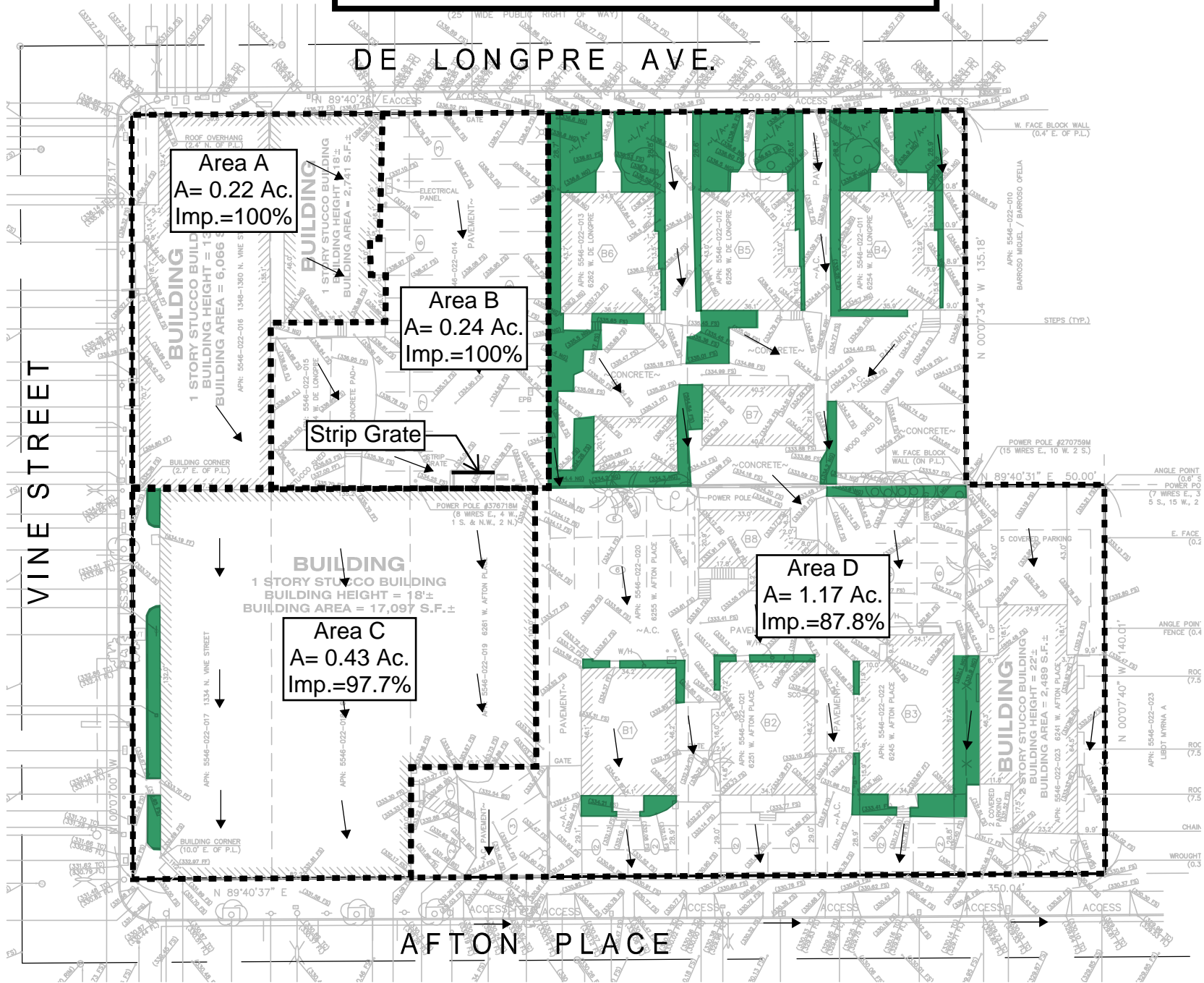


FIGURE 2: PROPOSED ON-SITE DRAINAGE PATTERN

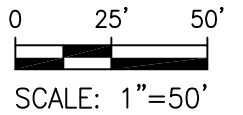
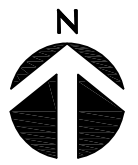
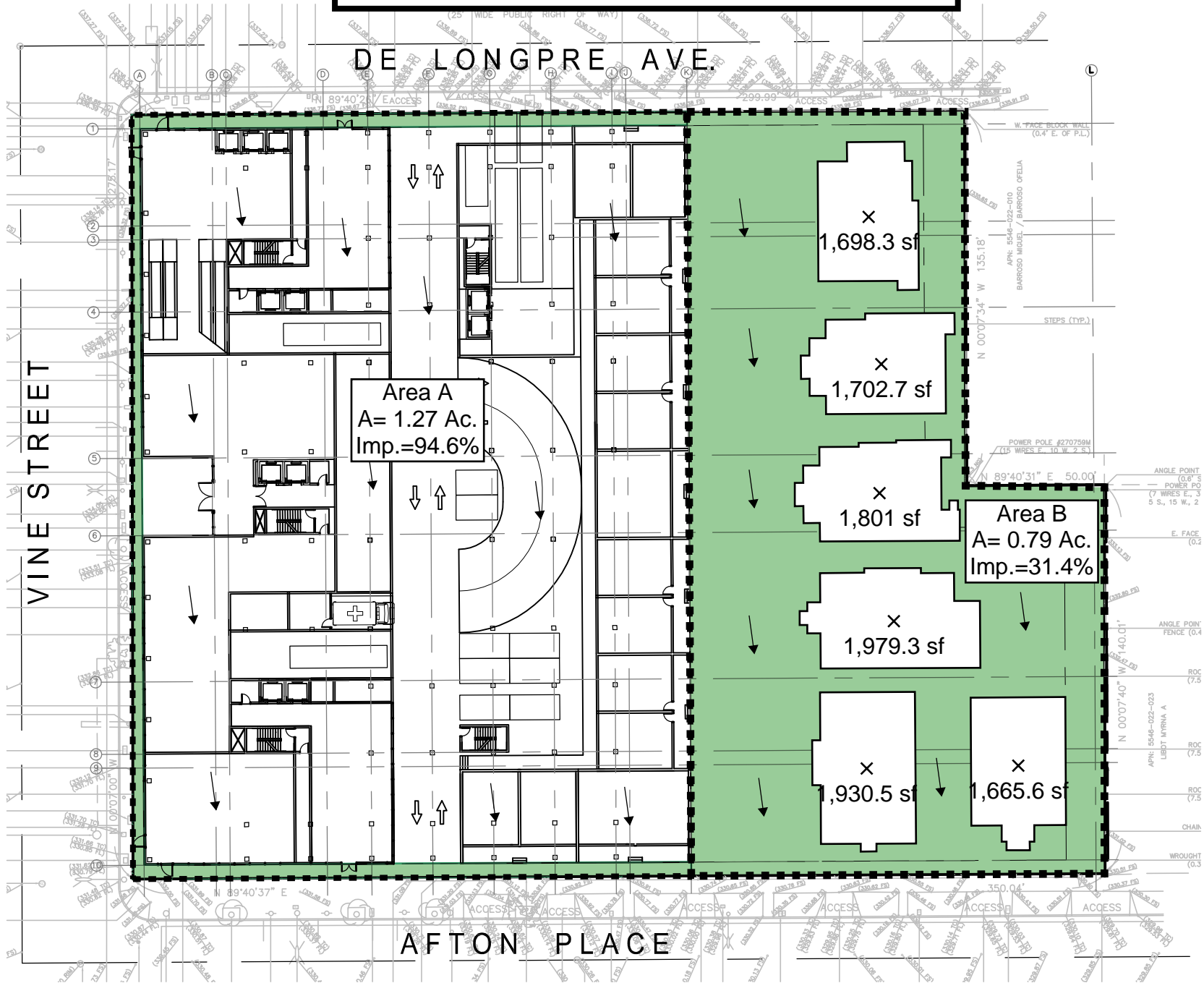


FIGURE 3A: HYDROCALC HYDROLOGY RESULTS FOR EXISTING SITE (AREA A)

Peak Flow Hydrologic Analysis

File location: X:/2016-Civil Projects/C16-054 - Vine Street Mixed Use (LA Civil)/General Information/1360 Vine Street/Water Resources/Figures/Figure 3
Version: HydroCalc 1.0.2

Input Parameters

Project Name	1360 Vine Street
Subarea ID	A
Area (ac)	0.22
Flow Path Length (ft)	150.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.9
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.9
Peak Intensity (in/hr)	3.5201
Undeveloped Runoff Coefficient (Cu)	0.8582
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.697
Burned Peak Flow Rate (cfs)	0.697
24-Hr Clear Runoff Volume (ac-ft)	0.0965
24-Hr Clear Runoff Volume (cu-ft)	4205.5213

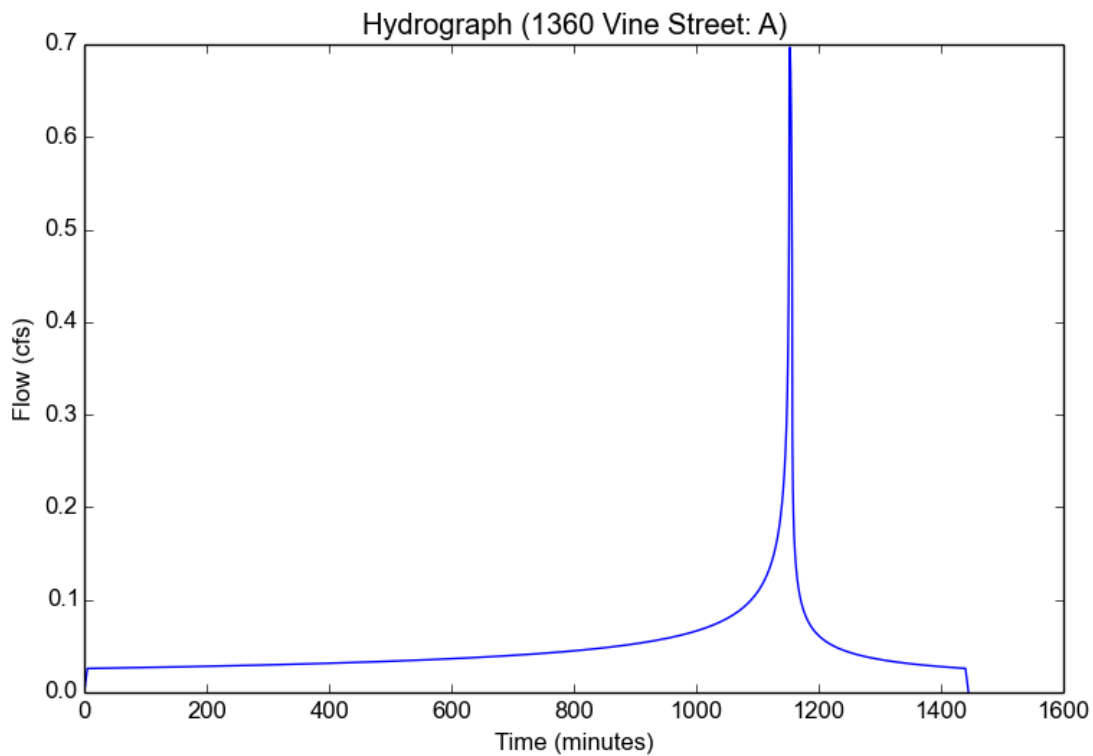


FIGURE 3B: HYDROCALC HYDROLOGY RESULTS FOR EXISTING SITE (AREA B)

Peak Flow Hydrologic Analysis

File location: X:/2016-Civil Projects/C16-054 - Vine Street Mixed Use (LA Civil)/General Information/1360 Vine Street/Water Resources/Figures/Figure 3
Version: HydroCalc 1.0.2

Input Parameters

Project Name	1360 Vine Street
Subarea ID	B
Area (ac)	0.24
Flow Path Length (ft)	140.0
Flow Path Slope (vft/hft)	0.0214
50-yr Rainfall Depth (in)	5.9
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.9
Peak Intensity (in/hr)	3.5201
Undeveloped Runoff Coefficient (Cu)	0.8582
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.7603
Burned Peak Flow Rate (cfs)	0.7603
24-Hr Clear Runoff Volume (ac-ft)	0.1053
24-Hr Clear Runoff Volume (cu-ft)	4587.8414

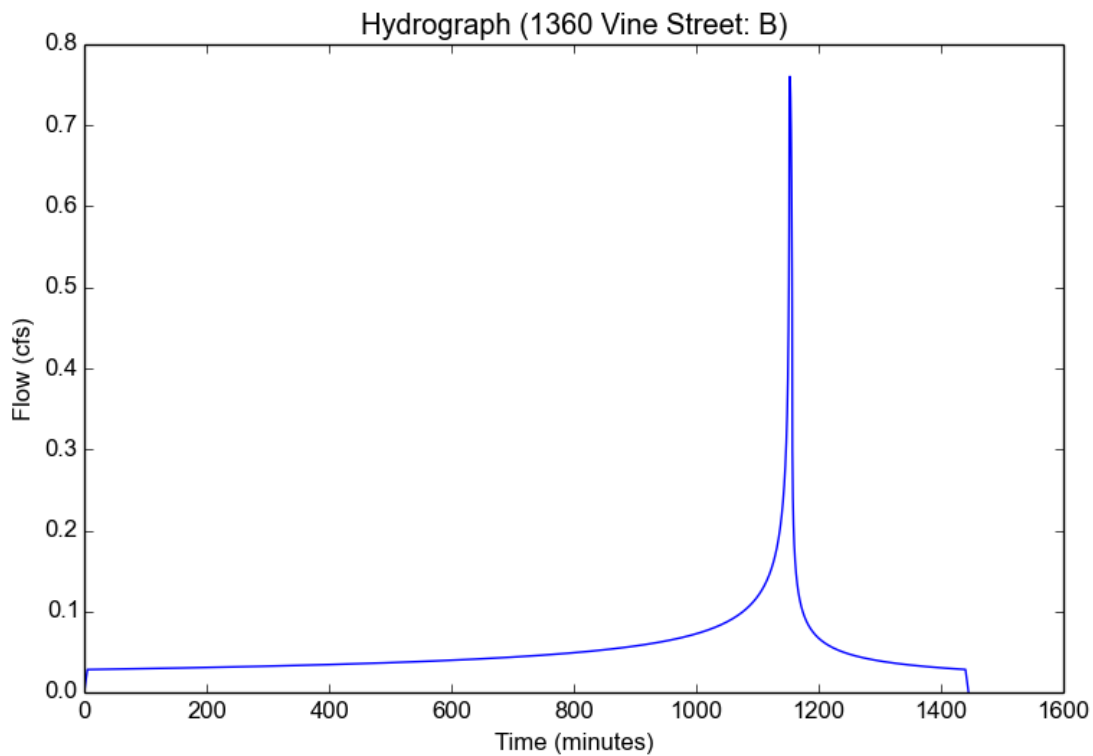


FIGURE 3C: HYDROCALC HYDROLOGY RESULTS FOR EXISTING SITE (AREA C)

Peak Flow Hydrologic Analysis

File location: X:/2016-Civil Projects/C16-054 - Vine Street Mixed Use (LA Civil)/General Information/1360 Vine Street/Water Resources/Figures/Figure 3
Version: HydroCalc 1.0.2

Input Parameters

Project Name	1360 Vine Street
Subarea ID	C
Area (ac)	0.43
Flow Path Length (ft)	172.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.9
Percent Impervious	0.977
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.9
Peak Intensity (in/hr)	3.5201
Undeveloped Runoff Coefficient (Cu)	0.8582
Developed Runoff Coefficient (Cd)	0.899
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.3608
Burned Peak Flow Rate (cfs)	1.3608
24-Hr Clear Runoff Volume (ac-ft)	0.1854
24-Hr Clear Runoff Volume (cu-ft)	8075.8628

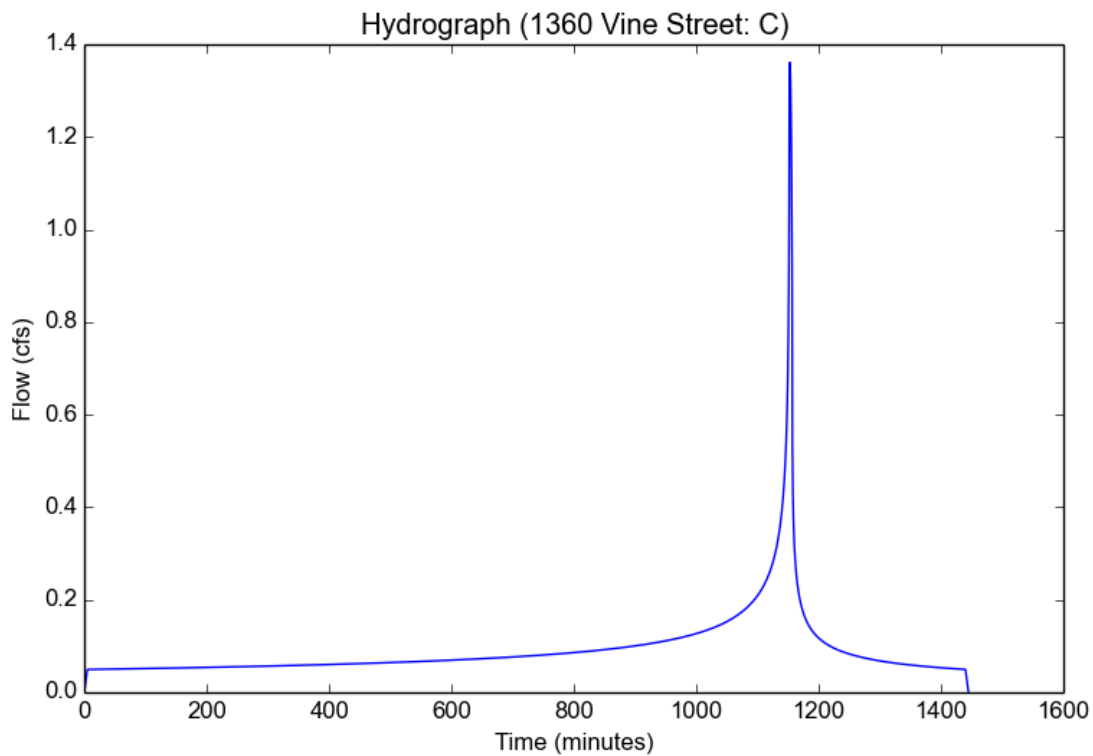


FIGURE 3D: HYDROCALC HYDROLOGY RESULTS FOR EXISTING SITE (AREA D)

Peak Flow Hydrologic Analysis

File location: X:/2016-Civil Projects/C16-054 - Vine Street Mixed Use (LA Civil)/General Information/1360 Vine Street/Water Resources/Figures/Figure 3
Version: HydroCalc 1.0.2

Input Parameters

Project Name	1360 Vine Street
Subarea ID	D
Area (ac)	1.17
Flow Path Length (ft)	340.0
Flow Path Slope (vft/hft)	0.019
50-yr Rainfall Depth (in)	5.9
Percent Impervious	0.878
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.9
Peak Intensity (in/hr)	3.5201
Undeveloped Runoff Coefficient (Cu)	0.8582
Developed Runoff Coefficient (Cd)	0.8949
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.6856
Burned Peak Flow Rate (cfs)	3.6856
24-Hr Clear Runoff Volume (ac-ft)	0.4657
24-Hr Clear Runoff Volume (cu-ft)	20287.1236

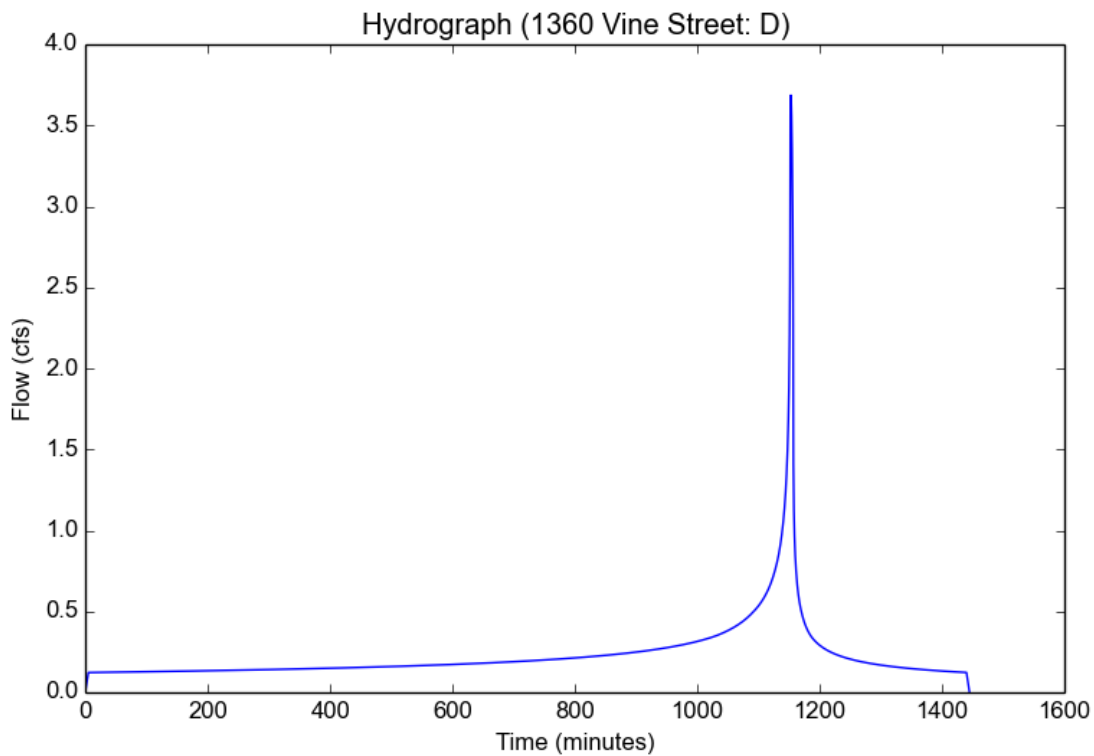


FIGURE 4A: HYDROCALC HYDROLOGY RESULTS FOR PROPOSED SITE (AREA A)

Peak Flow Hydrologic Analysis

File location: X:/2016-Civil Projects/C16-054 - Vine Street Mixed Use (LA Civil)/General Information/1360 Vine Street/Water Resources/Figures/Figure 3
Version: HydroCalc 1.0.2

Input Parameters

Project Name	1360 Vine Street
Subarea ID	A
Area (ac)	1.27
Flow Path Length (ft)	342.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.9
Percent Impervious	0.946
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.9
Peak Intensity (in/hr)	3.5201
Undeveloped Runoff Coefficient (Cu)	0.8582
Developed Runoff Coefficient (Cd)	0.8977
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	4.0134
Burned Peak Flow Rate (cfs)	4.0134
24-Hr Clear Runoff Volume (ac-ft)	0.5344
24-Hr Clear Runoff Volume (cu-ft)	23278.6544

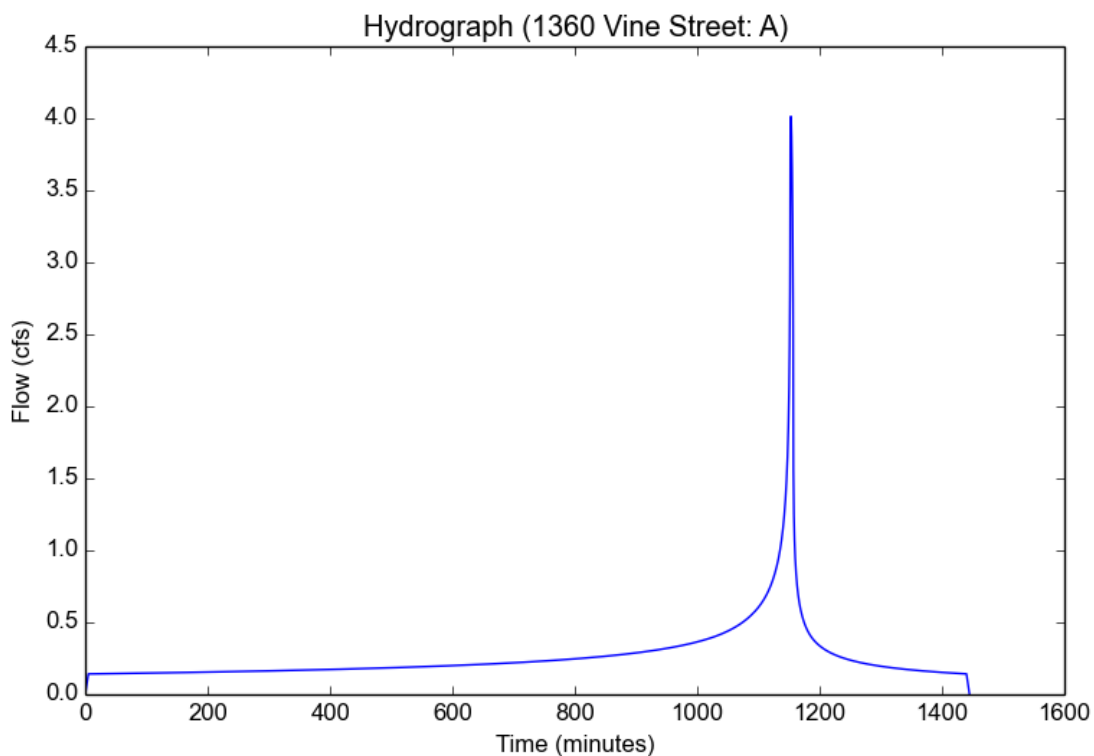


FIGURE 4B: HYDROCALC HYDROLOGY RESULTS FOR PROPOSED SITE (AREA B)

Peak Flow Hydrologic Analysis

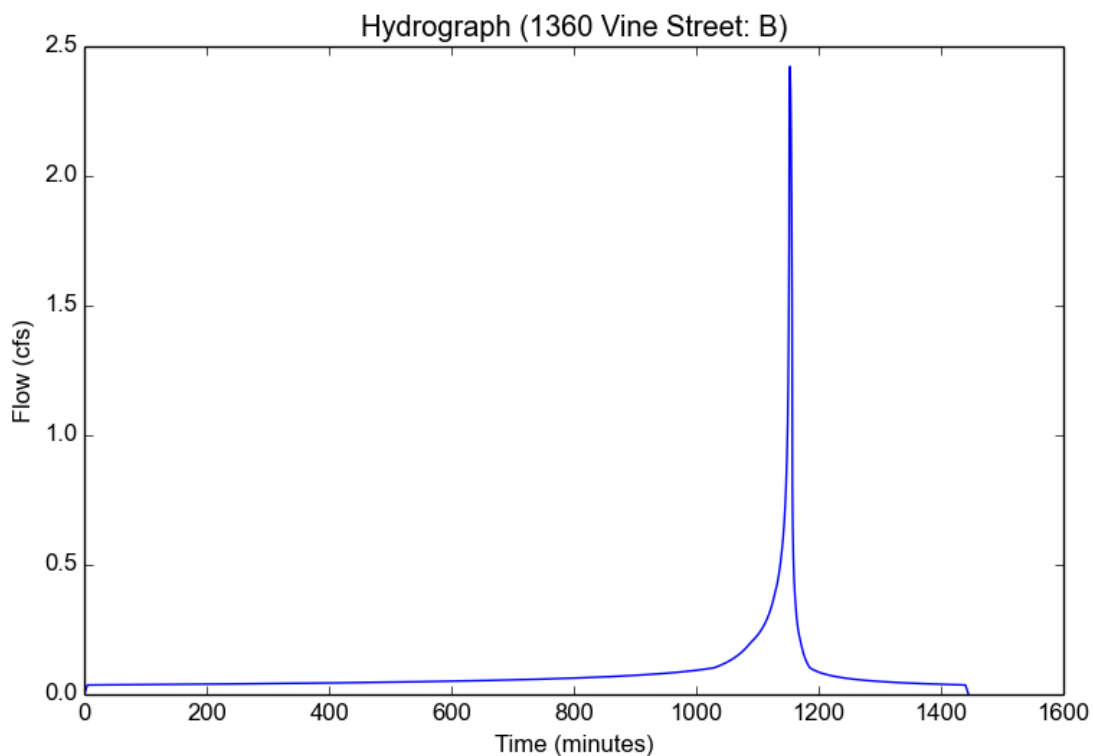
File location: X:/2016-Civil Projects/C16-054 - Vine Street Mixed Use (LA Civil)/General Information/1360 Vine Street/Water Resources/Figures/Figure 3
Version: HydroCalc 1.0.2

Input Parameters

Project Name	1360 Vine Street
Subarea ID	B
Area (ac)	0.79
Flow Path Length (ft)	313.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.9
Percent Impervious	0.314
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.9
Peak Intensity (in/hr)	3.5201
Undeveloped Runoff Coefficient (Cu)	0.8582
Developed Runoff Coefficient (Cd)	0.8713
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.423
Burned Peak Flow Rate (cfs)	2.423
24-Hr Clear Runoff Volume (ac-ft)	0.1655
24-Hr Clear Runoff Volume (cu-ft)	7209.8253



34° 07' 30"

BURBANK 1-H1.28

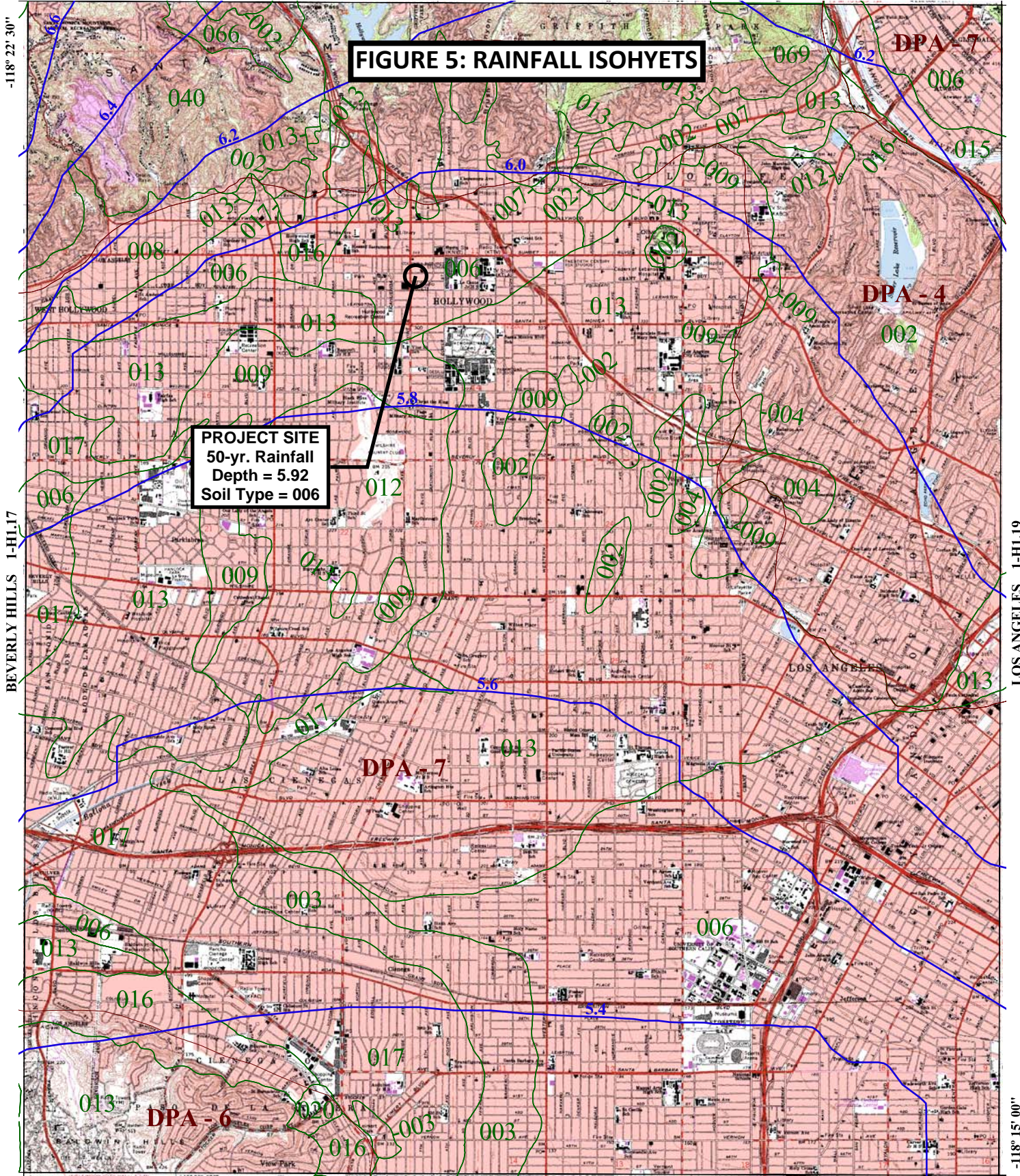


FIGURE 5: RAINFALL ISOHYETS

PROJECT SITE
 50-yr. Rainfall
 Depth = 5.92
 Soil Type = 006

BEVERLY HILLS 1-H1.17

LOS ANGELES 1-H1.19

INGLEWOOD 1-H1.8

34° 00' 00"

-118° 15' 00"



- 016 SOIL CLASSIFICATION AREA
- 7.2 INCHES OF RAINFALL
- DPA - 6 DEBRIS POTENTIAL AREA

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
 10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

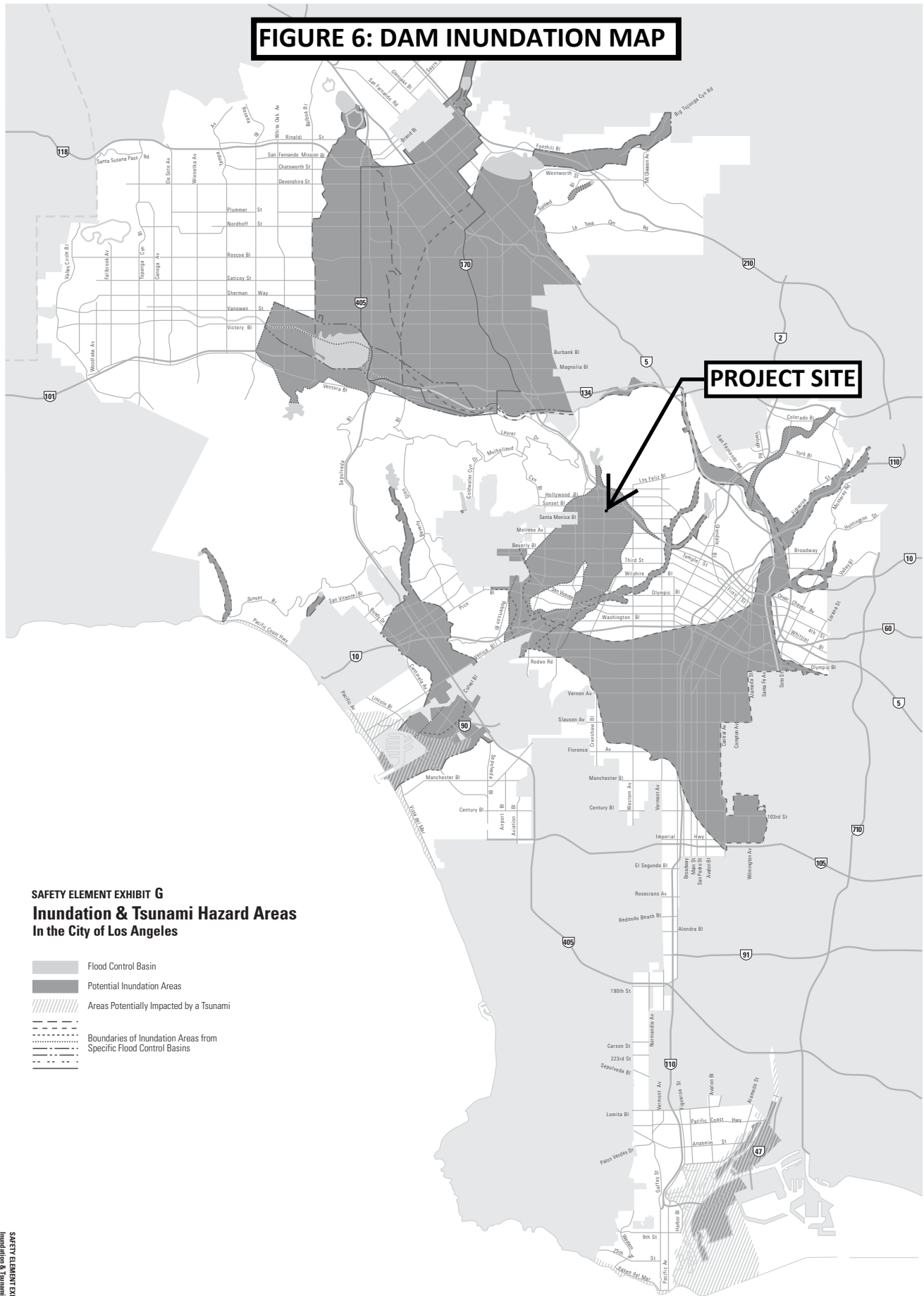
Soil Type 006
 ISO 50 yr., 24 hr. 5.92

HOLLYWOOD
50-YEAR 24-HOUR ISOHYET

1-H1.18



FIGURE 6: DAM INUNDATION MAP



**SAFETY ELEMENT EXHIBIT G
Inundation & Tsunami Hazard Areas
In the City of Los Angeles**

- Flood Control Basin
- Potential Inundation Areas
- Areas Potentially Impacted by a Tsunami
- Boundaries of Inundation Areas from Specific Flood Control Basins

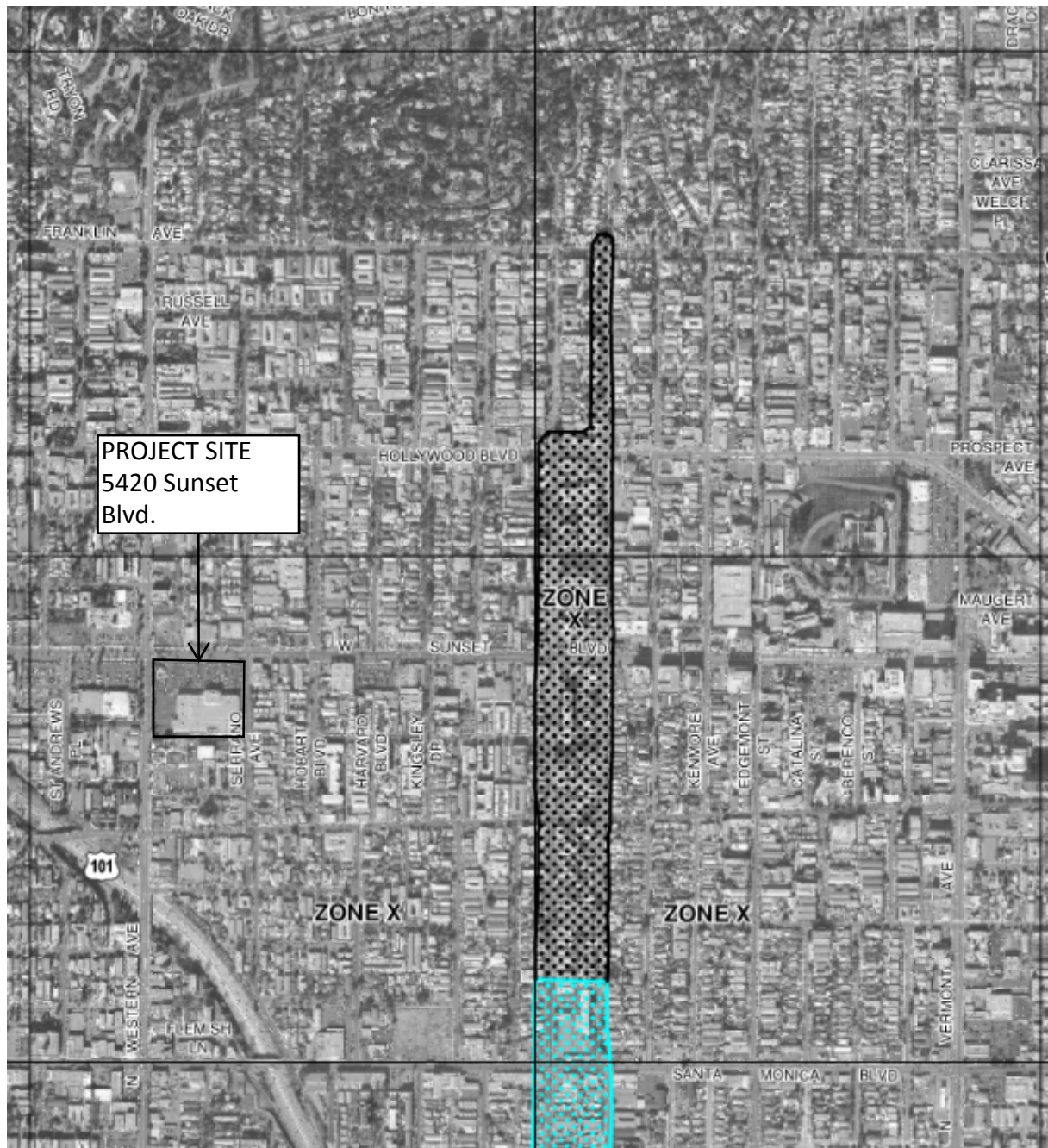
SAFETY ELEMENT EXHIBIT G
Inundation & Tsunami Hazard Areas

Source: Environmental Impact Report, Framework Element, Los Angeles City General Plan, May 1995; Technical Appendix to the Safety Element of the Los Angeles County General Plan Hazard Reduction in Los Angeles County, Volume 2, Plate 6, "Flood and Inundation Hazards" January 1990; California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 et. seq. with guidelines as amended, 1992; California Government Code Title 7 chapter 3, article 5 section 65302(g), as amended 1993.

Prepared by the General Plan Framework Section • City of Los Angeles Planning Department • Citywide Graphics • March, 1994 • Council File No. 89-2104



FIGURE 7: FLOOD INSURANCE RATE MAP



PROJECT SITE
5420 Sunset
Blvd.

PANEL 1610F


FIRM
FLOOD INSURANCE RATE MAP
LOS ANGELES COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 1610 OF 2350
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GLENDALE, CITY OF	065030	1610	F
LOS ANGELES, CITY OF	060137	1610	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



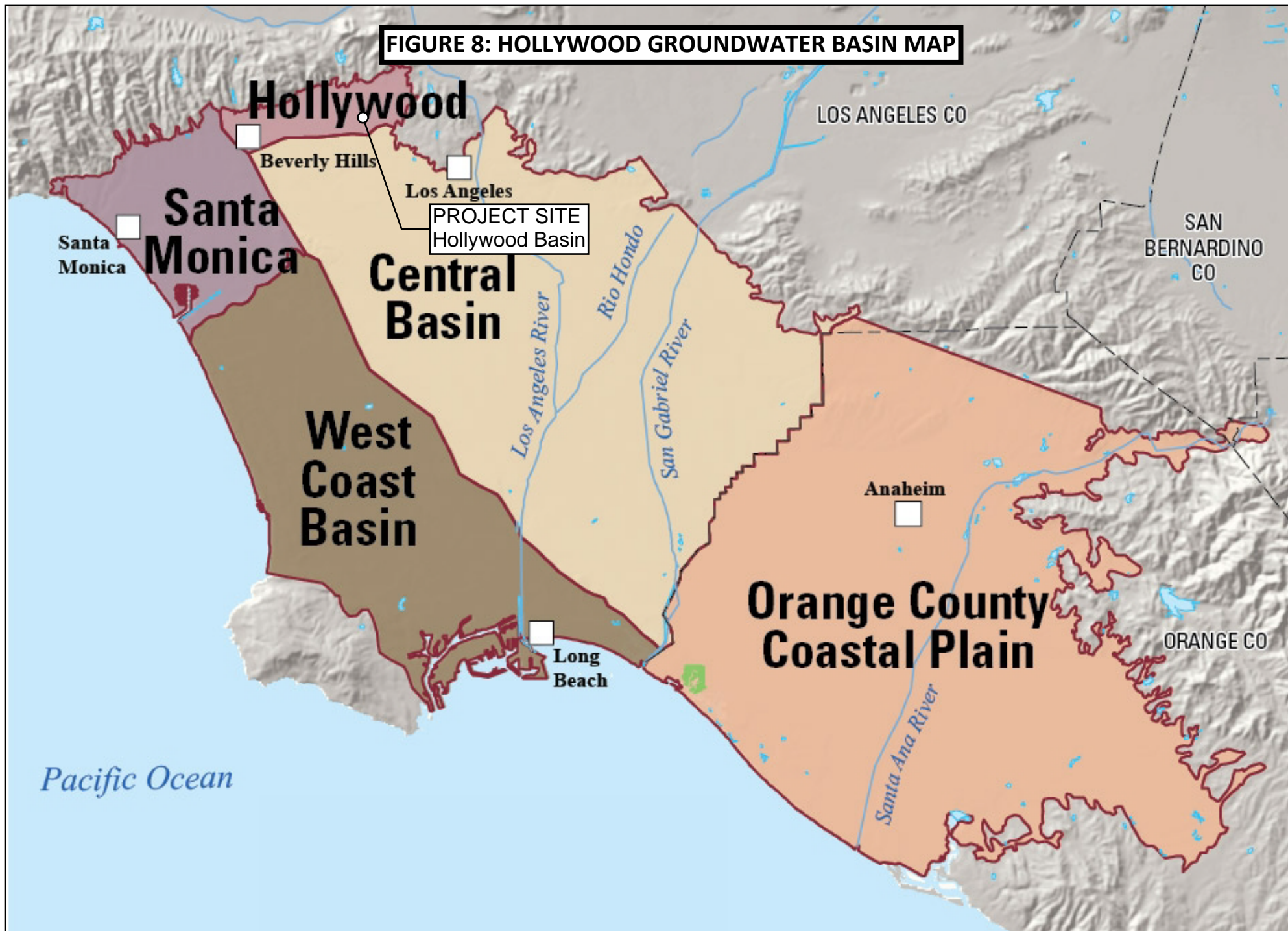
MAP NUMBER
06037C1610F

EFFECTIVE DATE
SEPTEMBER 26, 2008

Federal Emergency Management Agency

- OTHER FLOOD AREAS**
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

FIGURE 8: HOLLYWOOD GROUNDWATER BASIN MAP

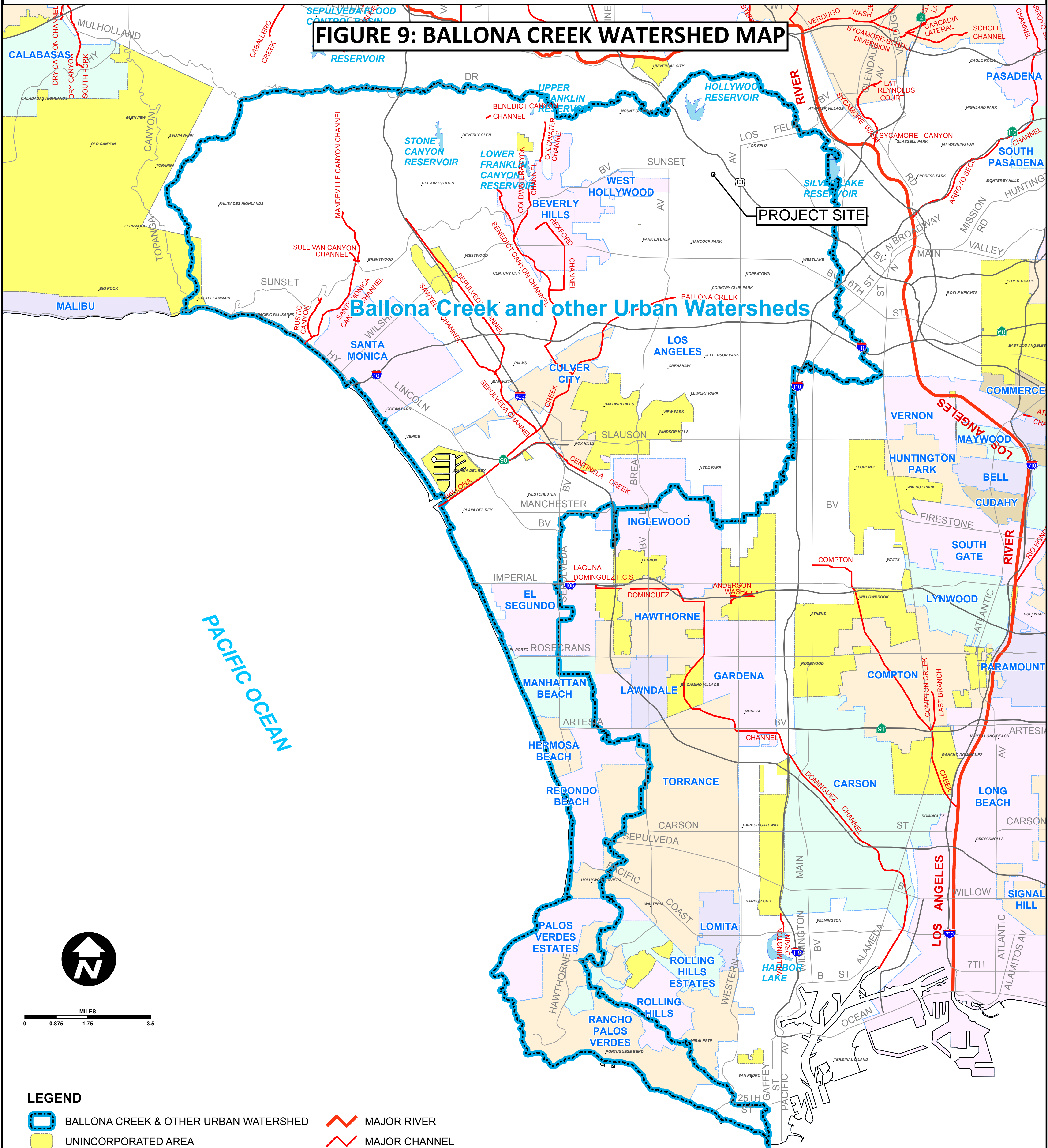




BALLONA CREEK & OTHER URBAN WATERSHEDS



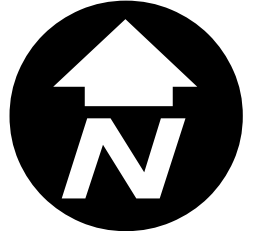
FIGURE 9: BALLONA CREEK WATERSHED MAP



PACIFIC OCEAN

PROJECT SITE

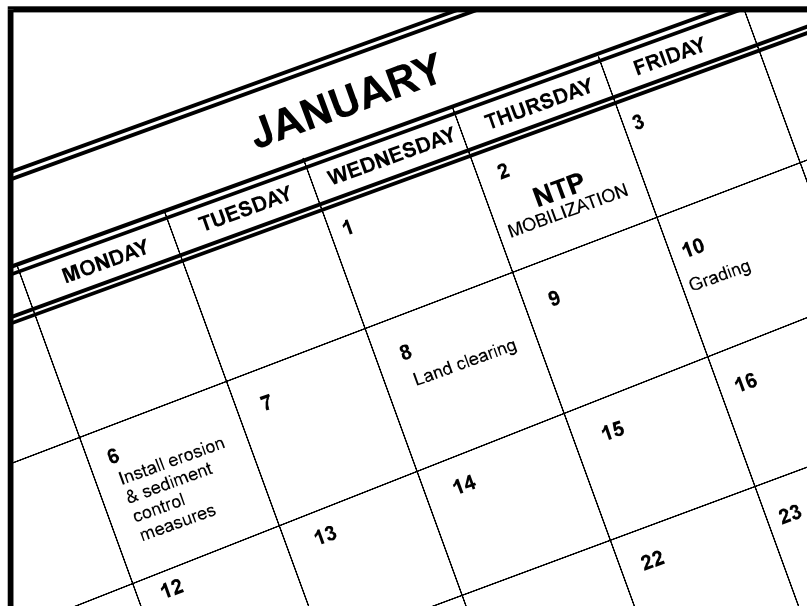
Ballona Creek and other Urban Watersheds



0 0.875 1.75 3.5 MILES

- LEGEND**
- BALLONA CREEK & OTHER URBAN WATERSHED
 - UNINCORPORATED AREA
 - DAM / LAKE / RESERVOIR
 - MAJOR RIVER
 - MAJOR CHANNEL

Data contained in this map is produced in whole or in part from the Los Angeles County Department of Public Works' digital database.



Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	<input checked="" type="checkbox"/>
WE	Wind Erosion Control	<input checked="" type="checkbox"/>
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective**
- Secondary Objective**

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

Scheduling is the development of a written plan that includes sequencing of construction activities and the implementation of BMPs such as erosion control and sediment control while taking local climate (rainfall, wind, etc.) into consideration. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

Suitable Applications

Proper sequencing of construction activities to reduce erosion potential should be incorporated into the schedule of every construction project especially during rainy season. Use of other, more costly yet less effective, erosion and sediment control BMPs may often be reduced through proper construction sequencing.

Limitations

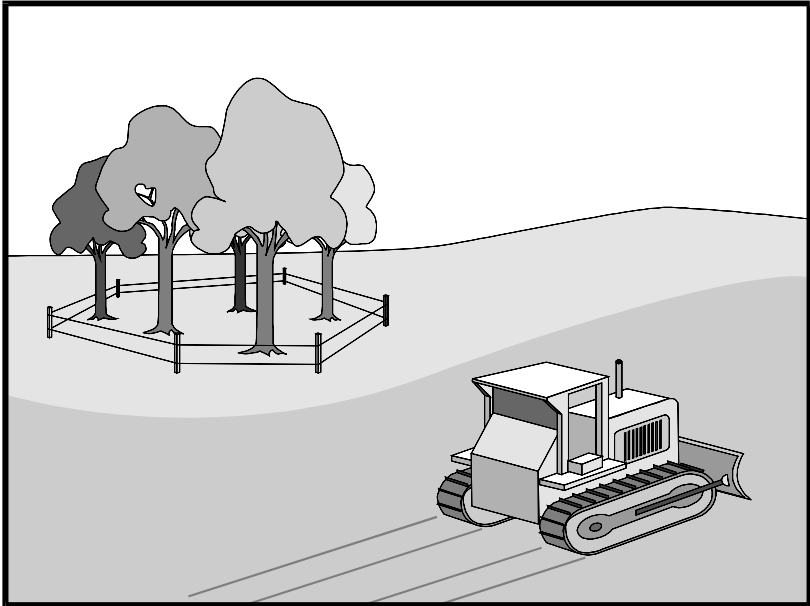
- Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

Implementation

- Avoid rainy periods. Schedule major grading operations during dry months when practical. Allow enough time before rainfall begins to stabilize the soil with vegetation or physical means or to install sediment trapping devices.
- Plan the project and develop a schedule showing each phase of construction. Clearly show how the rainy season relates



Preservation Of Existing Vegetation EC-2



Description and Purpose

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Suitable Applications

Preservation of existing vegetation is suitable for use on most projects. Large project sites often provide the greatest opportunity for use of this BMP. Suitable applications include the following:

- Areas within the site where no construction activity occurs, or occurs at a later date. This BMP is especially suitable to multi year projects where grading can be phased.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. These areas are usually designated on the plans, or in the specifications, permits, or environmental documents.
- Where vegetation designated for ultimate removal can be temporarily preserved and be utilized for erosion control and sediment control.

Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective**
- Secondary Objective**

Targeted Constituents

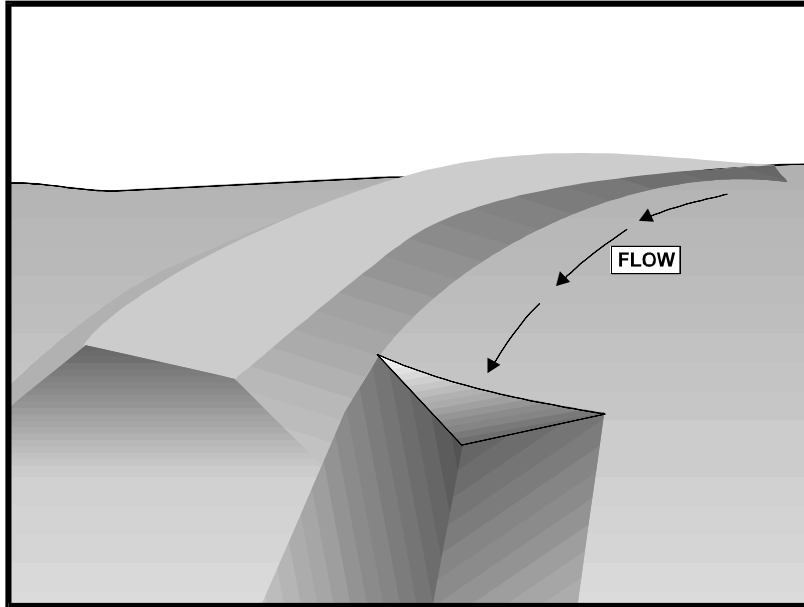
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

An earth dike is a temporary berm or ridge of compacted soil used to divert runoff or channel water to a desired location. A drainage swale is a shaped and sloped depression in the soil surface used to convey runoff to a desired location. Earth dikes and drainage swales are used to divert off site runoff around the construction site, divert runoff from stabilized areas and disturbed areas, and direct runoff into sediment basins or traps.

Suitable Applications

Earth dikes and drainage swales are suitable for use, individually or together, where runoff needs to be diverted from one area and conveyed to another.

- Earth dikes and drainage swales may be used:
 - To convey surface runoff down sloping land
 - To intercept and divert runoff to avoid sheet flow over sloped surfaces
 - To divert and direct runoff towards a stabilized watercourse, drainage pipe or channel
 - To intercept runoff from paved surfaces
 - Below steep grades where runoff begins to concentrate
 - Along roadways and facility improvements subject to flood drainage

Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input type="checkbox"/>
TC	Tracking Control	<input type="checkbox"/>
WE	Wind Erosion Control	<input type="checkbox"/>
NS	Non-Stormwater Management Control	<input type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input type="checkbox"/>

Legend:

- Primary Objective**
- Secondary Objective**

Targeted Constituents

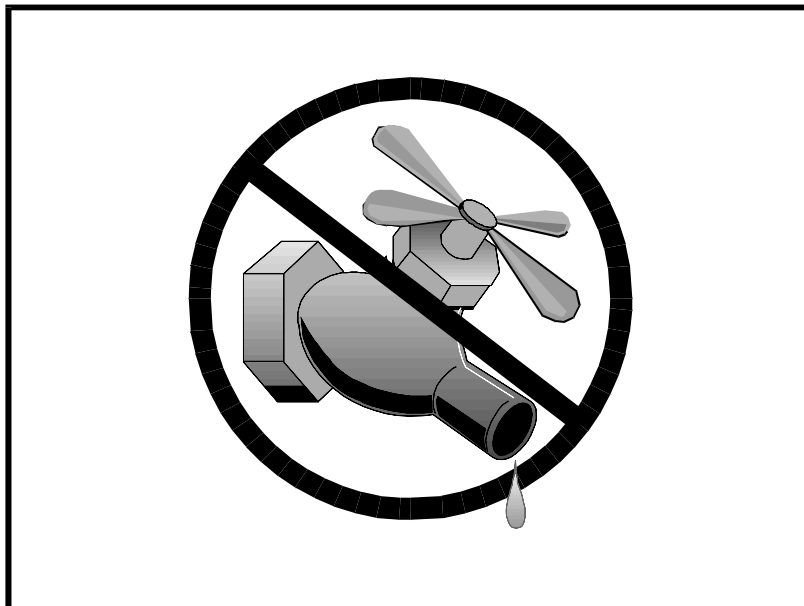
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input type="checkbox"/>
Trash	<input type="checkbox"/>
Metals	<input type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Water conservation practices are activities that use water during the construction of a project in a manner that avoids causing erosion and the transport of pollutants offsite. These practices can reduce or eliminate non-stormwater discharges.

Suitable Applications

Water conservation practices are suitable for all construction sites where water is used, including piped water, metered water, trucked water, and water from a reservoir.

Limitations

- None identified.

Implementation

- Keep water equipment in good working condition.
- Stabilize water truck filling area.
- Repair water leaks promptly.
- Washing of vehicles and equipment on the construction site is discouraged.
- Avoid using water to clean construction areas. If water must be used for cleaning or surface preparation, surface should be swept and vacuumed first to remove dirt. This will minimize amount of water required.

Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

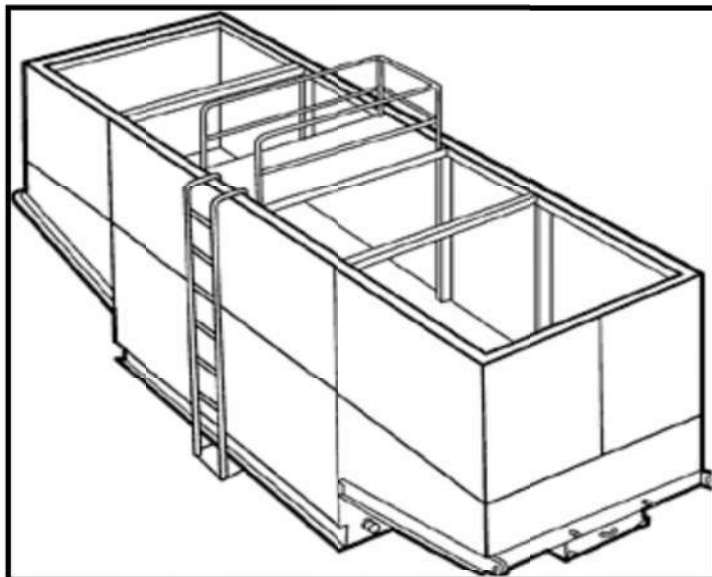
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation (stormwater) must be removed from a work location to proceed with construction work or to provide vector control.

The General Permit incorporates Numeric Action Levels (NAL) for turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Discharges from dewatering operations can contain high levels of fine sediment that, if not properly treated, could lead to exceedances of the General Permit requirements or Basin Plan standards.

The dewatering operations described in this fact sheet are not Active Treatment Systems (ATS) and do not include the use of chemical coagulations, chemical flocculation or electrocoagulation.

Suitable Applications

These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from cofferdams, water diversions, and waters used during construction activities that must be removed from a work area to facilitate construction.

Practices identified in this section are also appropriate for implementation when managing the removal of accumulated

Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Category**
- Secondary Category**

Targeted Constituents

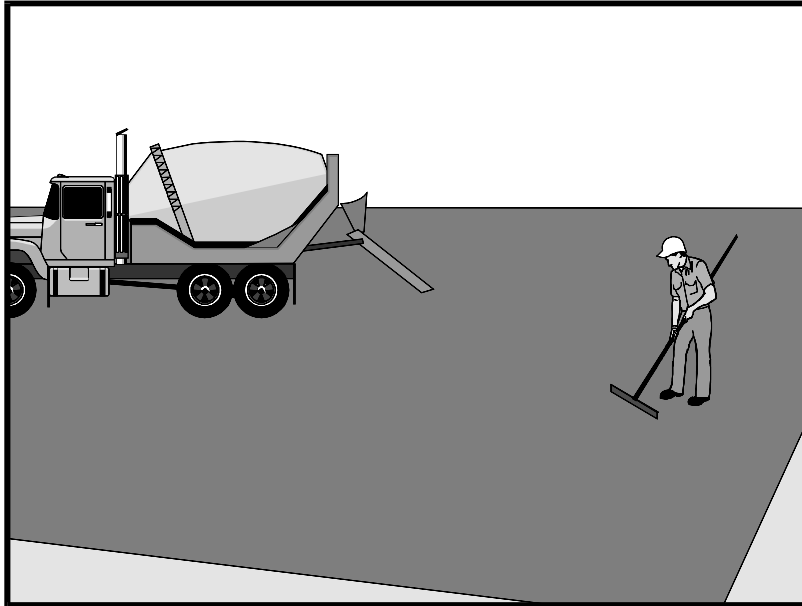
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

Potential Alternatives

- SE-5: Fiber Roll
- SE-6: Gravel Bag Berm

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runoff and runoff pollution, properly disposing of wastes, and training employees and subcontractors.

The General Permit incorporates Numeric Action Levels (NAL) for pH and turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials associated with paving and grinding operations, including mortar, concrete, and cement and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

These procedures are implemented where paving, surfacing, resurfacing, or sawcutting, may pollute stormwater runoff or discharge to the storm drain system or watercourses.

Limitations

- Paving opportunities may be limited during wet weather.

Discharges of freshly paved surfaces may raise pH to environmentally harmful levels and trigger permit violations.

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Category**
- Secondary Category**

Targeted Constituents

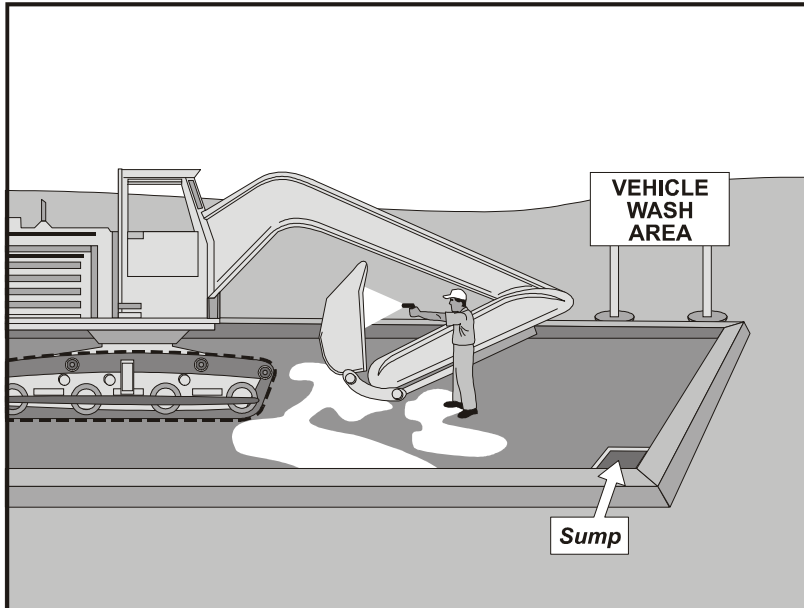
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

If washing operations are to take place onsite, then:

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective**
- Secondary Objective**

Targeted Constituents

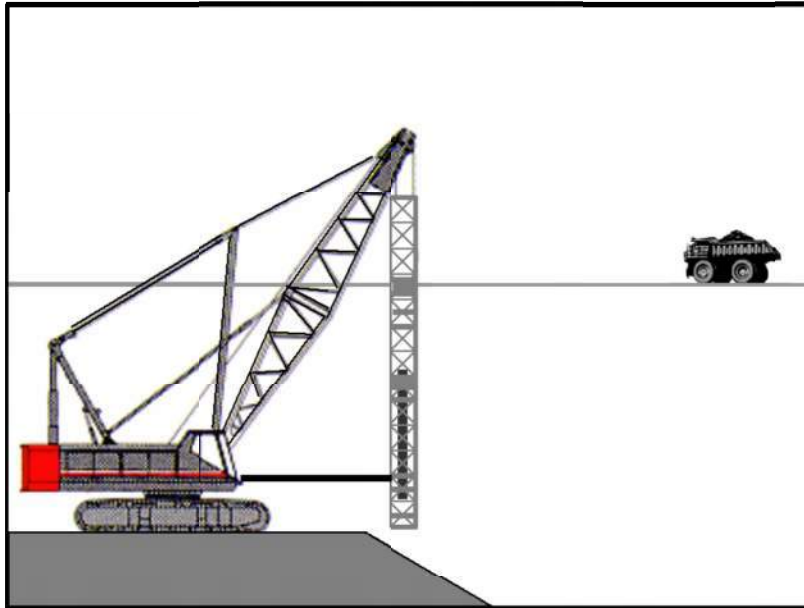
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

The construction and retrofit of bridges and retaining walls often include driving piles for foundation support and shoring operations. Driven piles are typically constructed of precast concrete, steel, or timber. Driven sheet piles are also used for shoring and cofferdam construction. Proper control and use of equipment, materials, and waste products from pile driving operations will reduce or eliminate the discharge of potential pollutants to the storm drain system, watercourses, and waters of the United States.

Suitable Applications

These procedures apply to all construction sites near or adjacent to a watercourse or groundwater where permanent and temporary pile driving (impact and vibratory) takes place, including operations using pile shells as well as construction of cast-in-steel-shell and cast-in-drilled-hole piles.

Limitations

None identified.

Implementation

- Use drip pans or absorbent pads during vehicle and equipment operation, maintenance, cleaning, fueling, and storage. Refer to NS-8, Vehicle and Equipment Cleaning, NS-9, Vehicle and Equipment Fueling, and NS-10, Vehicle and Equipment Maintenance.

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

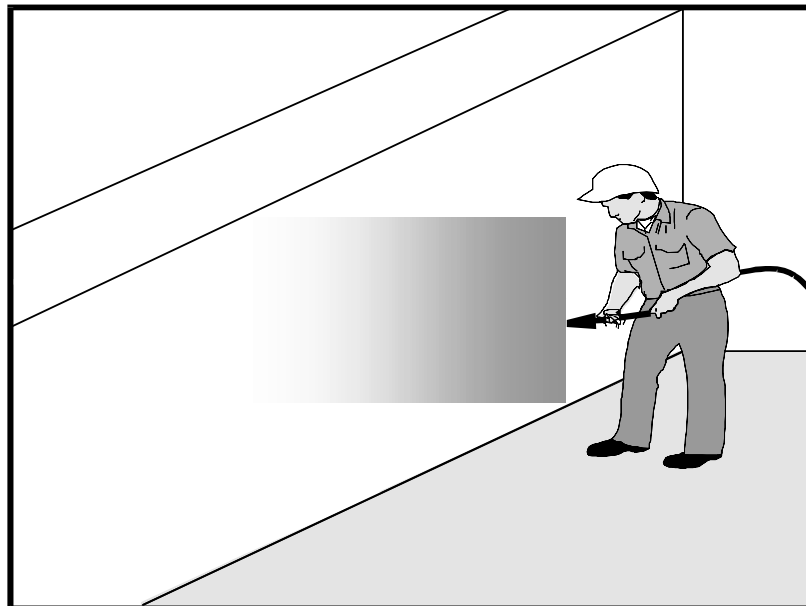
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, pump houses, large slabs, and structured foundations. Concrete curing includes the use of both chemical and water methods.

Concrete and its associated curing materials have basic chemical properties that can raise the pH of water to levels outside of the permitted range. Discharges of stormwater and non-stormwater exposed to concrete during curing may have a high pH and may contain chemicals, metals, and fines. The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Proper procedures and care should be taken when managing concrete curing materials to prevent them from coming into contact with stormwater flows, which could result in a high pH discharge.

Suitable Applications

Suitable applications include all projects where Portland Cement Concrete (PCC) and concrete curing chemicals are placed where they can be exposed to rainfall, runoff from other areas, or where runoff from the PCC will leave the site.

Limitations

- Runoff contact with concrete waste can raise pH levels in the water to environmentally harmful levels and trigger permit violations.

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

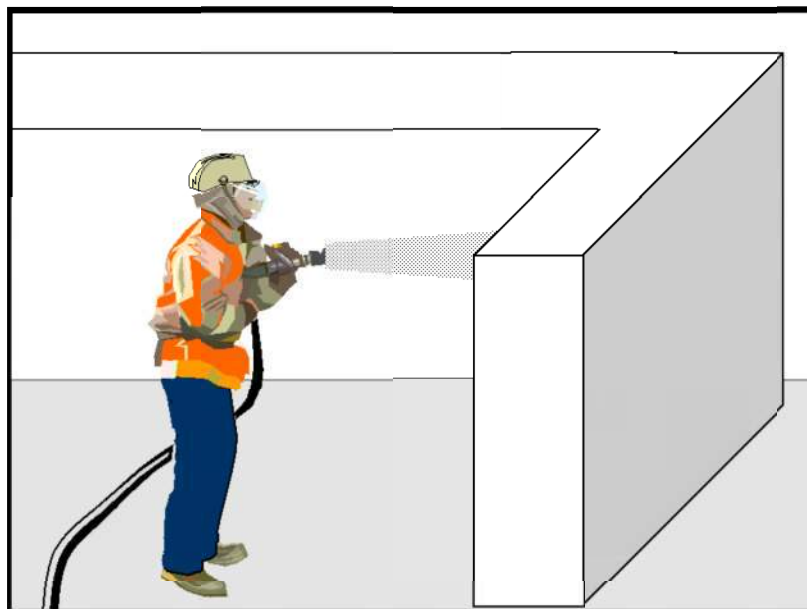
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high pressure water blasting. Stormwater and non-stormwater exposed to concrete finishing by-products may have a high pH and may contain chemicals, metals, and fines. Proper procedures and implementation of appropriate BMPs can minimize the impact that concrete-finishing methods may have on stormwater and non-stormwater discharges.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Concrete and its associated curing materials have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Category**
- Secondary Category**

Targeted Constituents

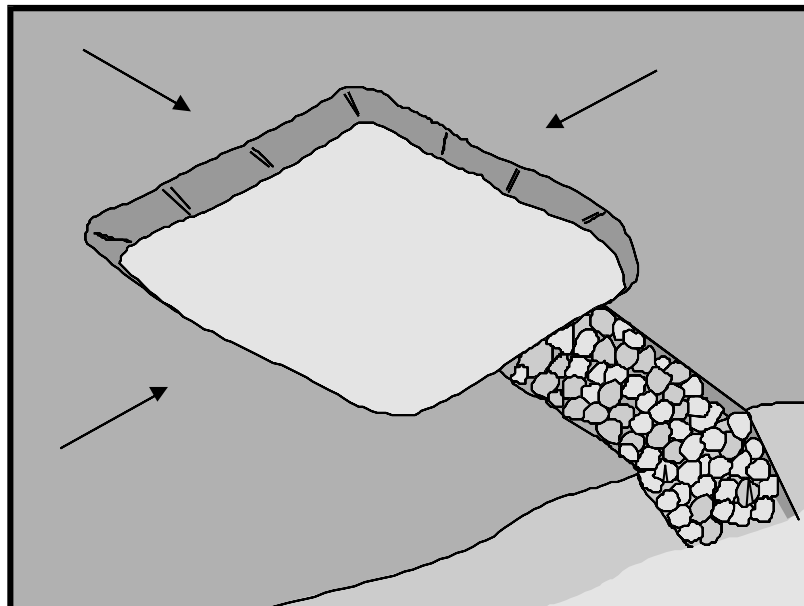
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

A sediment trap is a containment area where sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out or before the runoff is discharged by gravity flow. Sediment traps are formed by excavating or constructing an earthen embankment across a waterway or low drainage area.

Trap design guidance provided in this fact sheet is not intended to guarantee compliance with numeric discharge limits (numeric action levels or numeric effluent limits for turbidity). Compliance with discharge limits requires a thoughtful approach to comprehensive BMP planning, implementation, and maintenance. Therefore, optimally designed and maintained sediment traps should be used in conjunction with a comprehensive system of BMPs.

Suitable Applications

Sediment traps should be considered for use:

- At the perimeter of the site at locations where sediment-laden runoff is discharged offsite.
- At multiple locations within the project site where sediment control is needed.
- Around or upslope from storm drain inlet protection measures.
- Sediment traps may be used on construction projects where the drainage area is less than 5 acres. Traps would be

Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective**
- Secondary Objective**

Targeted Constituents

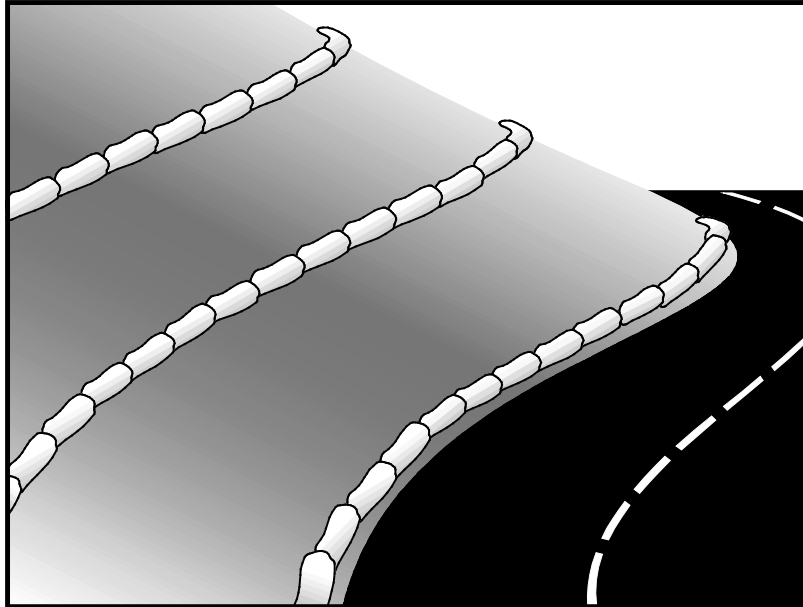
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-2 Sediment Basin (for larger areas)

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications

Gravel bag berms may be suitable:

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes
 - As sediment traps at culvert/pipe outlets
 - Below other small cleared areas
 - Along the perimeter of a site
 - Down slope of exposed soil areas
 - Around temporary stockpiles and spoil areas
 - Parallel to a roadway to keep sediment off paved areas
 - Along streams and channels
- As a linear erosion control measure:
 - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Category**
- Secondary Category**

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Roll
- SE-8 Sandbag Barrier
- SE-12 Temporary Silt Dike
- SE-14 Biofilter Bags

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	<input checked="" type="checkbox"/>
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

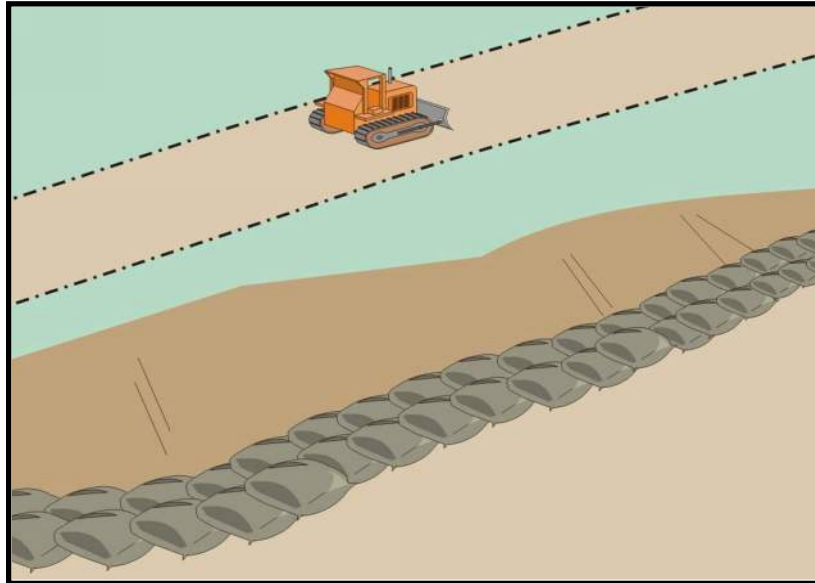
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications

Sandbag barriers may be a suitable control measure for the applications described below. It is important to consider that sand bags are less porous than gravel bags and ponding or flooding can occur behind the barrier. Also, sand is easily transported by runoff if bags are damaged or ruptured. The SWPPP Preparer should select the location of a sandbag barrier with respect to the potential for flooding, damage, and the ability to maintain the BMP.

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes.
 - As sediment traps at culvert/pipe outlets.
 - Below other small cleared areas.
 - Along the perimeter of a site.
 - Down slope of exposed soil areas.
 - Around temporary stockpiles and spoil areas.
 - Parallel to a roadway to keep sediment off paved areas.
 - Along streams and channels.

Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Category**
- Secondary Category**

Targeted Constituents

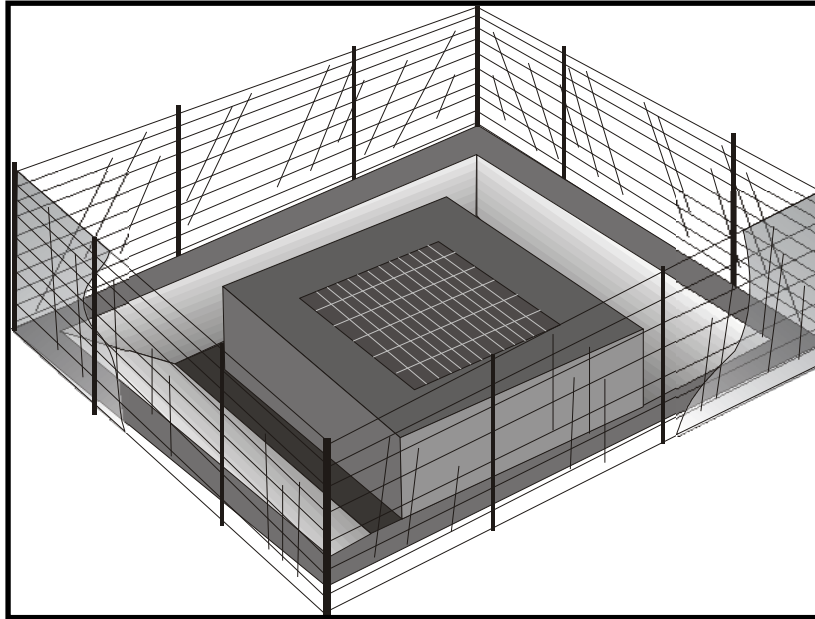
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-12 Manufactured Linear Sediment Controls
- SE-14 Biofilter Bags

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Category**
- Secondary Category**

Targeted Constituents

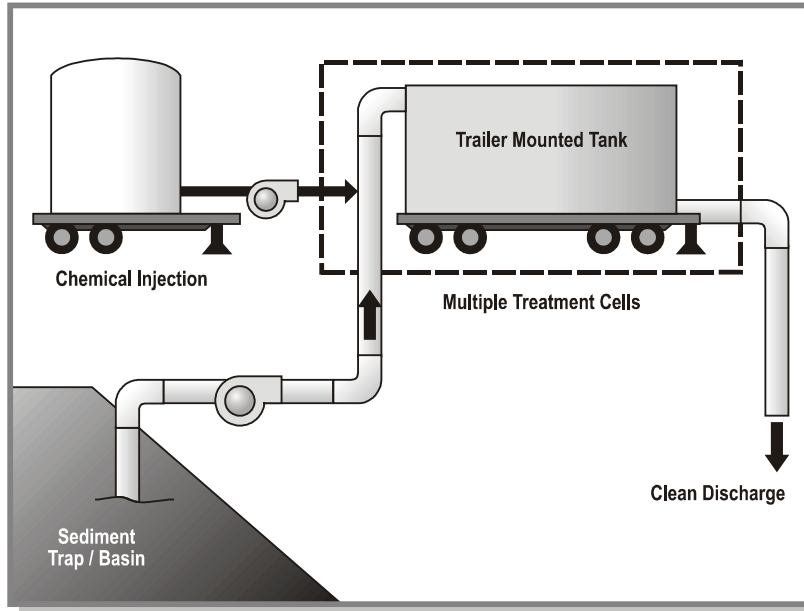
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-14 Biofilter Bags
- SE-13 Compost Socks and Berms

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input type="checkbox"/>
TC	Tracking Control	<input type="checkbox"/>
WE	Wind Erosion Control	<input type="checkbox"/>
NS	Non-Stormwater Management Control	<input type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input type="checkbox"/>

Legend:

- Primary Category
- Secondary Category

Description and Purpose

Active Treatment Systems (ATS) reduce turbidity of construction site runoff by introducing chemicals to stormwater through direct dosing or an electrical current to enhance flocculation, coagulation, and settling of the suspended sediment. Coagulants and flocculants are used to enhance settling and removal of suspended sediments and generally include inorganic salts and polymers (USACE, 2001). The increased flocculation aids in sedimentation and ability to remove fine suspended sediments, thus reducing stormwater runoff turbidity and improving water quality.

Suitable Applications

ATS can reliably provide exceptional reductions of turbidity and associated pollutants and should be considered where turbid discharges to sediment and turbidity sensitive waters cannot be avoided using traditional BMPs. Additionally, it may be appropriate to use an ATS when site constraints inhibit the ability to construct a correctly sized sediment basin, when clay and/or highly erosive soils are present, or when the site has very steep or long slope lengths.

Limitations

Dischargers choosing to utilize chemical treatment in an ATS must follow all guidelines of the Construction General Permit Attachment F – Active Treatment System Requirements. General limitations are as follows:

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input type="checkbox"/>
Trash	<input type="checkbox"/>
Metals	<input type="checkbox"/>
Bacteria	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

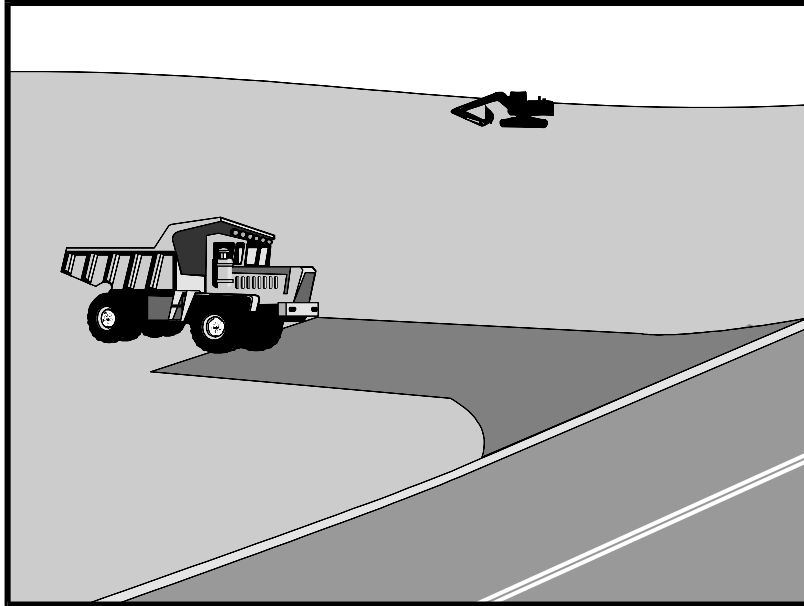
Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.



Stabilized Construction Entrance/Exit TC-1



Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	<input checked="" type="checkbox"/>
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

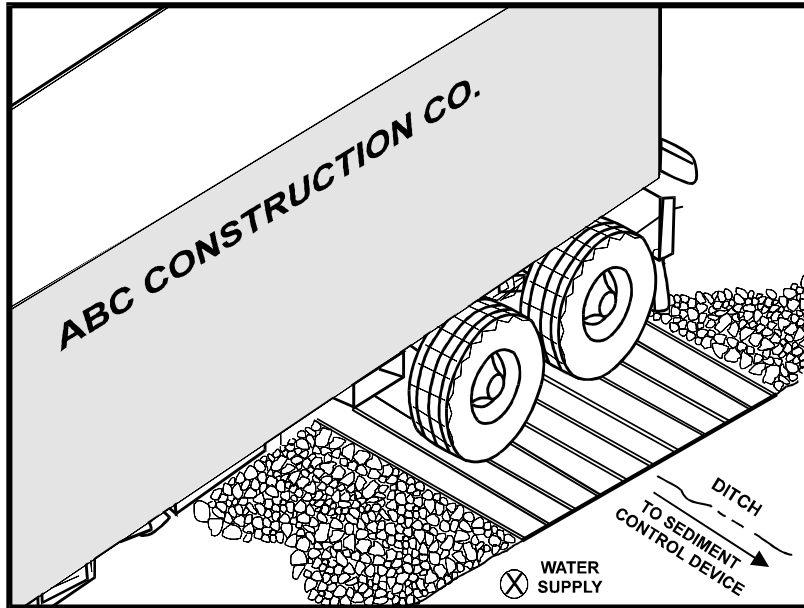
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

A tire wash is an area located at stabilized construction access points to remove sediment from tires and undercarriages and to prevent sediment from being transported onto public roadways.

Suitable Applications

Tire washes may be used on construction sites where dirt and mud tracking onto public roads by construction vehicles may occur.

Limitations

- The tire wash requires a supply of wash water.
- A turnout or doublewide exit is required to avoid having entering vehicles drive through the wash area.
- Do not use where wet tire trucks leaving the site leave the road dangerously slick.

Implementation

- Incorporate with a stabilized construction entrance/exit. See TC-1, Stabilized Construction Entrance/Exit.
- Construct on level ground when possible, on a pad of coarse aggregate greater than 3 in. but smaller than 6 in. A geotextile fabric should be placed below the aggregate.
- Wash rack should be designed and constructed/manufactured for anticipated traffic loads.

Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	<input checked="" type="checkbox"/>
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

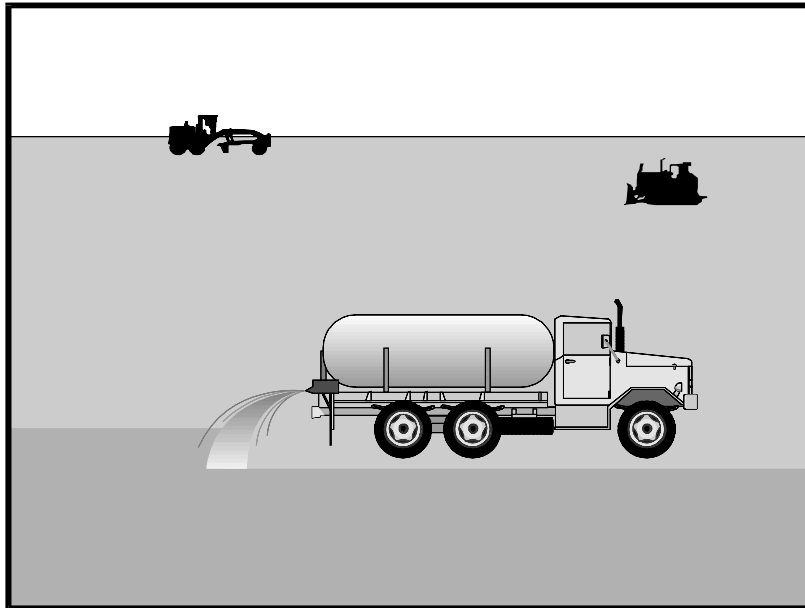
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

TC-1 Stabilized Construction Entrance/Exit

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California’s Mediterranean climate, with a short “wet” season and a typically long, hot “dry” season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	<input checked="" type="checkbox"/>
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

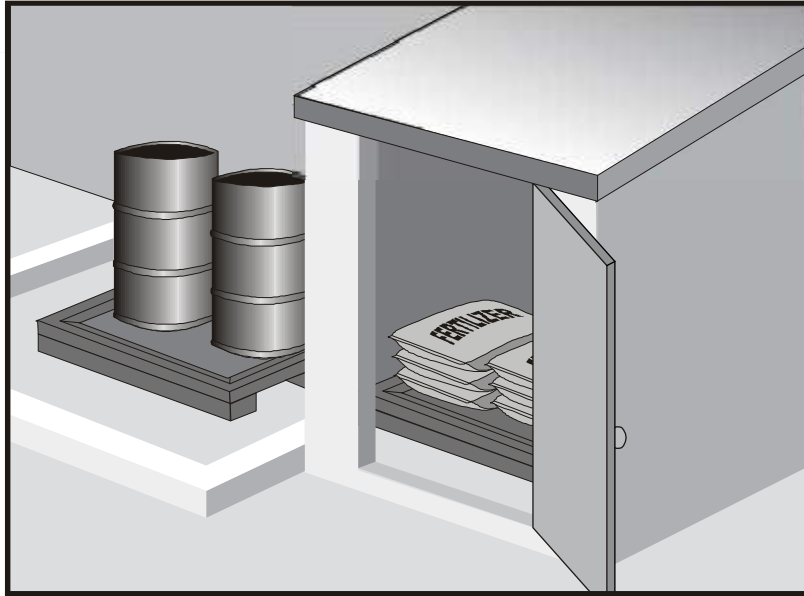
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-5 Soil Binders

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Category
- Secondary Category

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Targeted Constituents

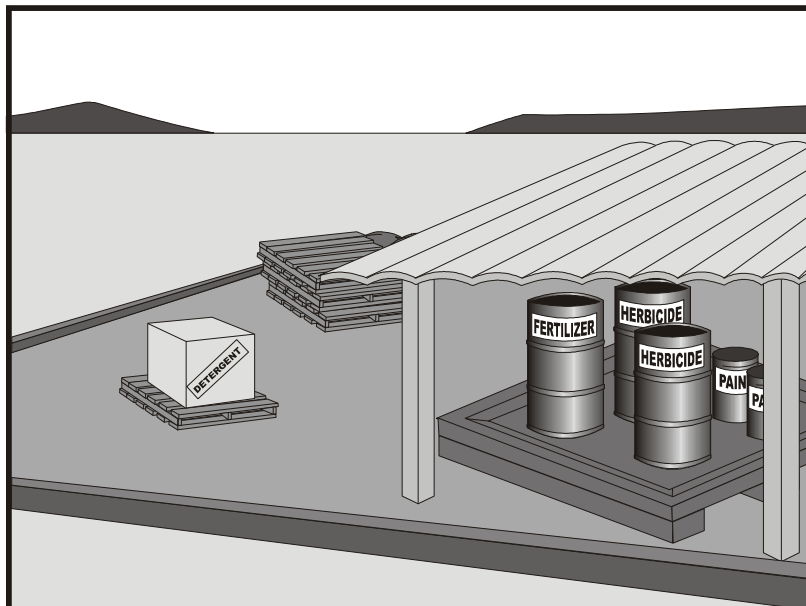
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Prevent or reduce the discharge of pollutants to the storm drain system or watercourses from material use by using alternative products, minimizing hazardous material use onsite, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for use at all construction projects. These procedures apply when the following materials are used or prepared onsite:

- Pesticides and herbicides
- Fertilizers
- Detergents
- Petroleum products such as fuel, oil, and grease
- Asphalt and other concrete components
- Other hazardous chemicals such as acids, lime, glues, adhesives, paints, solvents, and curing compounds
- Other materials that may be detrimental if released to the environment

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Category**
- Secondary Category**

Targeted Constituents

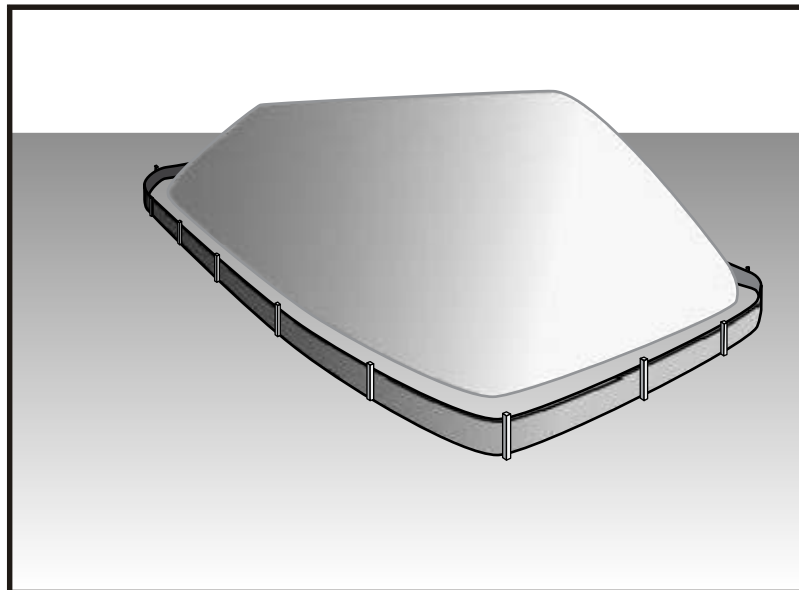
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called “cold mix” asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Category**
- Secondary Category**

Targeted Constituents

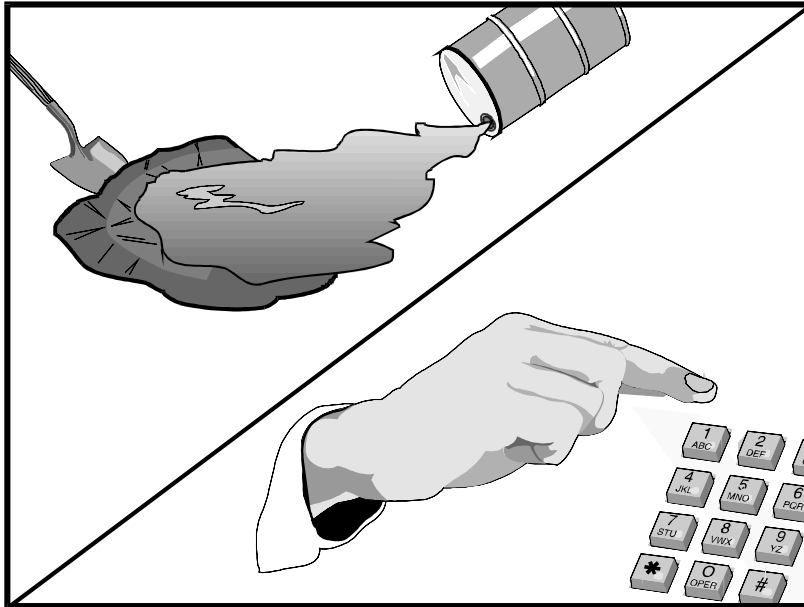
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

This best management practice covers only spill prevention and control. However, WM-1, Materials Delivery and Storage, and WM-2, Material Use, also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

This BMP is suitable for all construction projects. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:

- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Objective**
- Secondary Objective**

Targeted Constituents

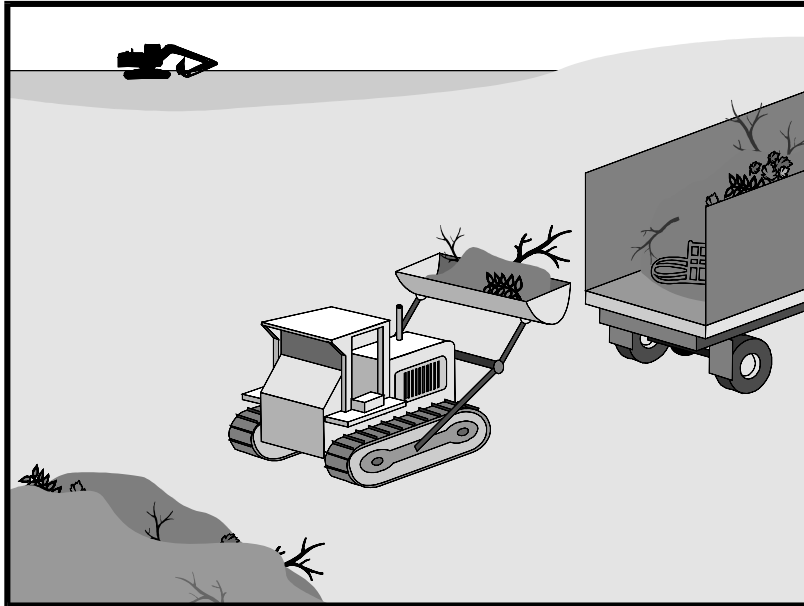
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

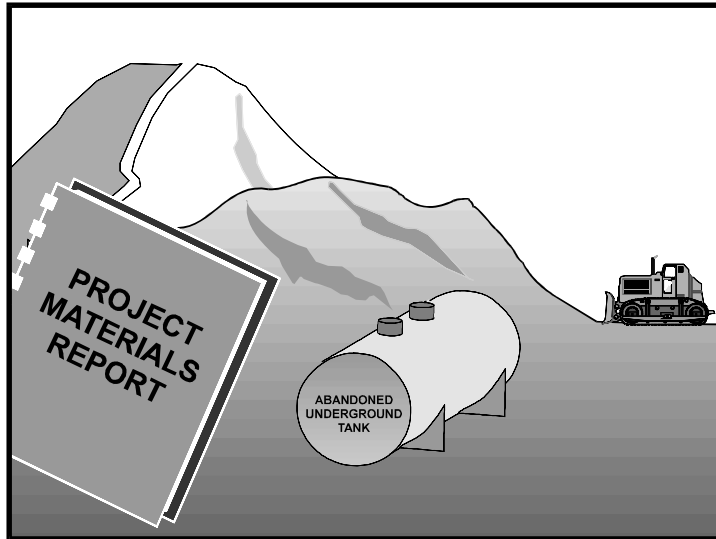
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Objective**
- Secondary Objective**

Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from contaminated soil and highly acidic or alkaline soils by conducting pre-construction surveys, inspecting excavations regularly, and remediating contaminated soil promptly.

Suitable Applications

Contaminated soil management is implemented on construction projects in highly urbanized or industrial areas where soil contamination may have occurred due to spills, illicit discharges, aerial deposition, past use and leaks from underground storage tanks.

Limitations

Contaminated soils that cannot be treated onsite must be disposed of offsite by a licensed hazardous waste hauler. The presence of contaminated soil may indicate contaminated water as well. See NS-2, Dewatering Operations, for more information.

The procedures and practices presented in this BMP are general. The contractor should identify appropriate practices and procedures for the specific contaminants known to exist or discovered onsite.

Implementation

Most owners and developers conduct pre-construction environmental assessments as a matter of routine. Contaminated soils are often identified during project planning and development with known locations identified in the plans, specifications and in the SWPPP. The contractor should review applicable reports and investigate appropriate call-outs in the

Targeted Constituents

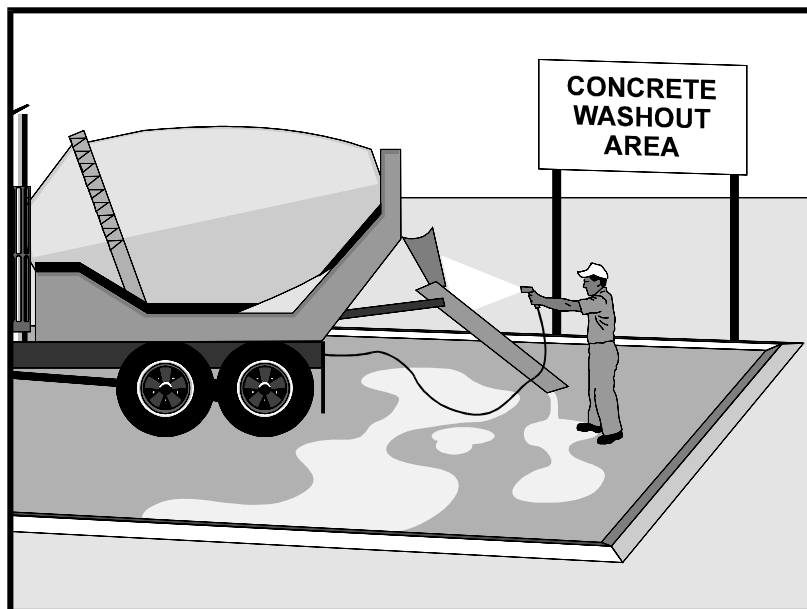
Sediment	
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	
Organics	

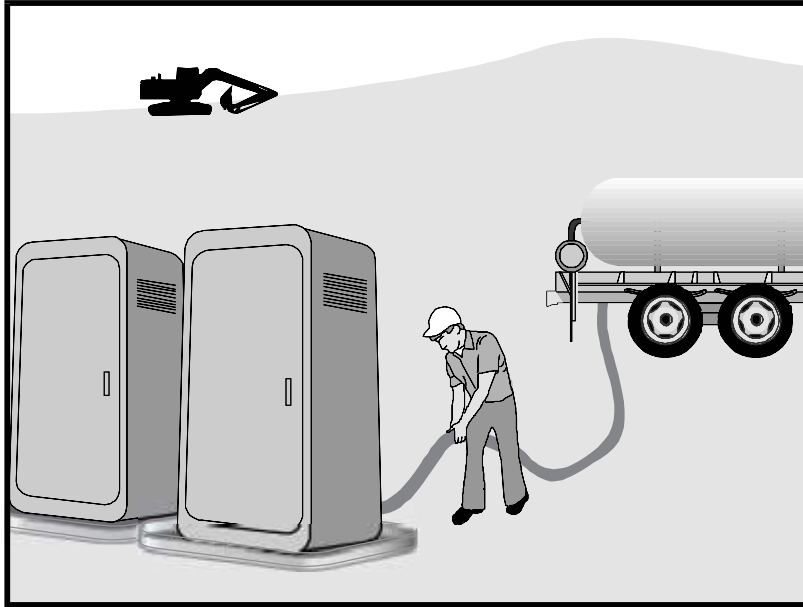
Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.



Sanitary/Septic Waste Management WM-9



Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

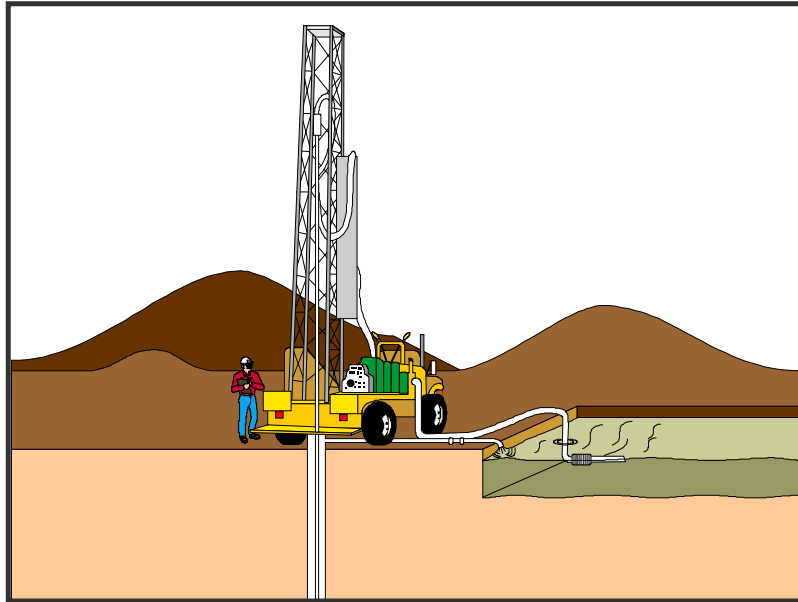
Sediment	
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	
Organics	<input checked="" type="checkbox"/>

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.





Description and Purpose

Liquid waste management includes procedures and practices to prevent discharge of pollutants to the storm drain system or to watercourses as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

Suitable Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:

- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-stormwater liquid discharges not permitted by separate permits

Limitations

- Disposal of some liquid wastes may be subject to specific laws and regulations or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Liquid waste management does not apply to dewatering operations (NS-2 Dewatering Operations), solid waste management (WM-5, Solid Waste Management), hazardous wastes (WM-6, Hazardous Waste Management), or

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.



EXHIBIT 2: TYPICAL CAPTURE AND USE SYSTEM BMP

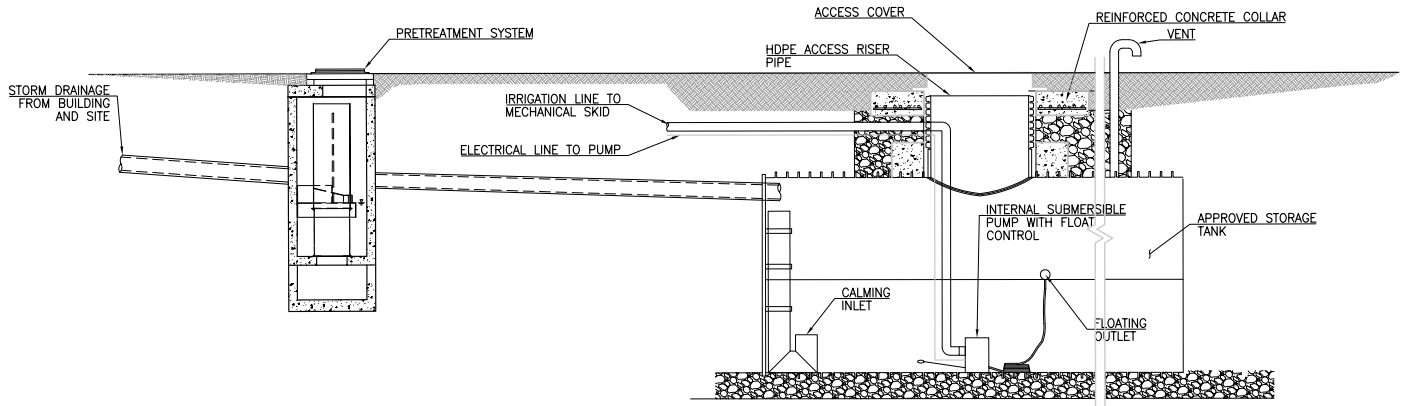


EXHIBIT 3: CAPTURE AND USE CALCULATIONS (AREA A)

[1]	Total Area (SF)		55321
[2]	Impervious Area (SF)		52334
[3]	Pervious Area (SF)	$[1]-[2] =$	2987
[4]	Catchment Area (SF)	$([2]*0.9)+([3]*0.1) =$	47399
[5]	Design Rainfall Depth (in)	Greater of 0.75", 85th percentile	1.00
[6]	V_{design} (gal)	$[5]/12*7.48*[4] =$	29546
[7]	Planting Area (SF)		4393
[8]	Plant Factor*		0.5
[9]	$ETWU_{(7\text{-month})}$	$21.7*0.62*[8]*[7] =$	29552
[10]	Is $V_{\text{design}} \leq ETWU_{(7\text{-month})}$?		YES

*The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

Source: LID Handbook, City of LA (May 2016)

EXHIBIT 3: CAPTURE AND USE CALCULATIONS (AREA B)

[1]	Total Area (SF)		34412
[2]	Impervious Area (SF)		10805
[3]	Pervious Area (SF)	$[1]-[2] =$	23607
[4]	Catchment Area (SF)	$([2]*0.9)+([3]*0.1) =$	12085
[5]	Design Rainfall Depth (in)	Greater of 0.75", 85th percentile	1.00
[6]	V_{design} (gal)	$[5]/12*7.48*[4] =$	7533
[7]	Planting Area (SF)		1120
[8]	Plant Factor*		0.5
[9]	$ETWU_{(7\text{-month})}$	$21.7*0.62*[8]*[7] =$	7534
[10]	Is $V_{\text{design}} \leq ETWU_{(7\text{-month})}$?		YES

*The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

Source: LID Handbook, City of LA (May 2016)

Appendix A.2

Notice of Preparation (NOP)

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

June 22, 2017

**NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING**

CASE NO.: ENV-2016-3778-EIR

PROJECT NAME: 1360 N. Vine Street

PROJECT APPLICANT: ONNI Capital, LLC

PROJECT ADDRESS: 1360, 1358, 1356, 1354, 1352, 1350, and 1348 N. Vine Street, Los Angeles, CA 90028

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13—O'Farrell

PUBLIC COMMENT PERIOD: June 22—July 21, 2017

SCOPING MEETING: 5:00 P.M. to 7:00 P.M., July 7, 2017. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 1360 N. Vine Street Project. In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. This EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and content of the EIR, including mitigations or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent an agency, the City is seeking written comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will also be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The 81,050 net square-foot Project Site is located in the Hollywood community of the City of Los Angeles and is bounded by De Longpre Avenue to the north, Afton Place to the south, and Vine Street to the west. (See attached Project Location Map.)

PROJECT DESCRIPTION: The Project includes the construction of up to 429 new residential units, including 15 live-work units and 16 units designated for Very Low Income households, a 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, up to 8,988 square feet of restaurant uses, and a minimum of 677 vehicle parking spaces. Alternatively, approximately 50,000 square feet of office uses and approximately 5,000 square feet of additional

neighborhood-serving commercial retail uses may be constructed in lieu of the 55,000-square-foot grocery store. The proposed uses would primarily be located within one building approximately 262.5 feet in height. In addition, six bungalows within the Project Site that are part of a designated California Register historic district would be relocated within the Project Site and adapted for reuse pursuant to a Preservation Plan. These bungalows may be used for restaurant uses or as residential units. Upon completion, approximately 484,421 square feet of floor area would be located within the Project Site. To provide for the new uses, an eight-unit multi-family building, low rise commercial buildings, and ancillary buildings adjacent to the bungalows that are non-contributing features to the historic district would be removed. As part of the Project, an additional 19 units designated for Vey Low Income households would be developed offsite at a location to be determined.

The Project would provide a minimum of 677 vehicular within four subterranean parking levels and a total of 532 bicycle parking spaces (73 short-term and 459 long-term bicycle parking spaces).

The following table identifies the existing and proposed land uses.

Land Use	Existing Development ^a (sf/du)	Proposed New Development (sf/du)	Existing to Remain (sf/du)	Total Upon Completion (sf/du)	Net New (sf/du)
Residential	7,700 sf (8 du)	415,433 sf (429 du)	^c	415,433 sf ^c (429 du)	407,733 sf (421 du)
Grocery Store	0 sf	55,000 sf ^d	0 sf	55,000 sf ^d	55,000 sf
Post Production	26,088 sf ^b	0 sf	0 sf	0 sf	-(26,088) sf
Retail/Restaurant	8,044 sf	5,000 sf	8,988 sf (reuse of 6 bungalows) ^c	13,988 sf ^c	5,994 sf
Total Floor Area	41,832 sf	475,433 sf	8,988 sf (6 bungalows)	484,421 sf	442,639 sf

sf = square feet
du = dwelling unit

^a Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”

^b Includes the square footage for the six bungalows that are currently used for office/post production uses.

^c The six bungalows located on-site currently used for office/post production uses are proposed to be used for either restaurant use or as residential units. The square footage totals account for this option.

^d The Project also includes an option to develop 50,000 square feet of office uses and 5,000 square feet of additional neighborhood-serving commercial retail uses in lieu of 55,000 square feet of grocery store uses.

REQUESTED PERMITS/APPROVALS: The Project applicant is requesting the following entitlements from the City of Los Angeles:

- (1) A Vesting Zone and Height District Change from C4-2D-SN to [Q]C4-2-SN and from (T)(Q)C2-2D and R4-2D to [Q]C4-2 for the eight westerly parcels within the Regional Center Commercial land use designation.
- (2) A Building Line Removal to remove a 10-foot building line along Vine Street.

- (3) Density Bonus Compliance Review for a 35-percent density bonus with 11 percent or 35 units designated for Very Low Income Households and two on-menu incentives and two Waiver of Development Standards (Off-Menu).
 - An On-Menu incentive to calculate density prior to street dedications.
 - An On-Menu incentive to average density across the C4-2-SN and R3-1XL zones.
 - A Waiver of Development Standard to permit a 50-percent Floor Area Increase within the C4 zoned parcels.
 - A Waiver of Development Standard to permit 5 percent units designated for Very Low Income Households (16 units) to be located on-site and 6 percent to be located off-site (19 units).
- (4) Site Plan Review for up to 429 residential units and up to 68,988 square feet of commercial uses.
- (5) Master Conditional Use Permit to allow one off-site license and one on-site license for the sale of a full line of alcoholic beverages for a grocery store, and three on-site licenses for the sale of a full line of alcoholic beverages within three restaurants.
- (6) A Zoning Administrator's Determination to allow commercial uses within six relocated historic bungalows designated on the California Register within the R3-1XL zone.
- (7) A Vesting Tentative Tract Map for the merger and resubdivision of the Project Site into three ground lots and for condominium purposes.
- (8) A Development Agreement.
- (9) Approval of a Tree Removal Permit by the Board of Public Works.
- (10) Certification of an Environmental Impact Report;
- (11) Haul route approval, as may be required; and
- (12) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on an Initial Study, the proposed Project could have potentially significant environmental impacts in the following topic areas, which are to be addressed in the EIR: Air Quality; Cultural Resources (historical, archaeological, and paleontological resources); Greenhouse Gas Emissions; Land Use and Planning; Noise; Public Services (fire protection, police protection, schools, parks/recreation, and libraries); Transportation/Traffic; Tribal Cultural Resources; and Utilities (water, wastewater, and energy). Other environmental areas addressed in the Initial Study and determined to result in no impacts, less than significant impacts, or less than significant impacts with mitigation measures imposed, will not be analyzed further in the EIR.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an **open house format** to describe the proposed Project, the environmental review process, and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:00 P.M. and 7:00 P.M. to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, and there will be no verbal comments or public testimony taken at the Scoping Meeting. No decisions about the Project will be made at the Scoping Meeting. The location, date, and time of the public scoping meeting are as follows:

Date: Friday, July 7, 2017

Time: 5:00 P.M.–7:00 P.M.

Location: Hollywood Neighborhood City Hall
6501 Fountain Avenue
Los Angeles, CA 90028

Free parking is available north of the building. The location is accessible from the Hollywood and Vine Metro Red Line Station and numerous bus routes including the DASH Hollywood Route with a stop at Fountain Avenue and Vine Street.

FILE REVIEW AND COMMENTS: The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings.”

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 P.M., July 21, 2017.** Written comments will also be accepted at the scoping meeting described above.

Please direct your comments to:

Mail: Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

E-mail: sarah.molina-pearson@lacity.org

Telephone: (213) 473-9983

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The scoping meeting location and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

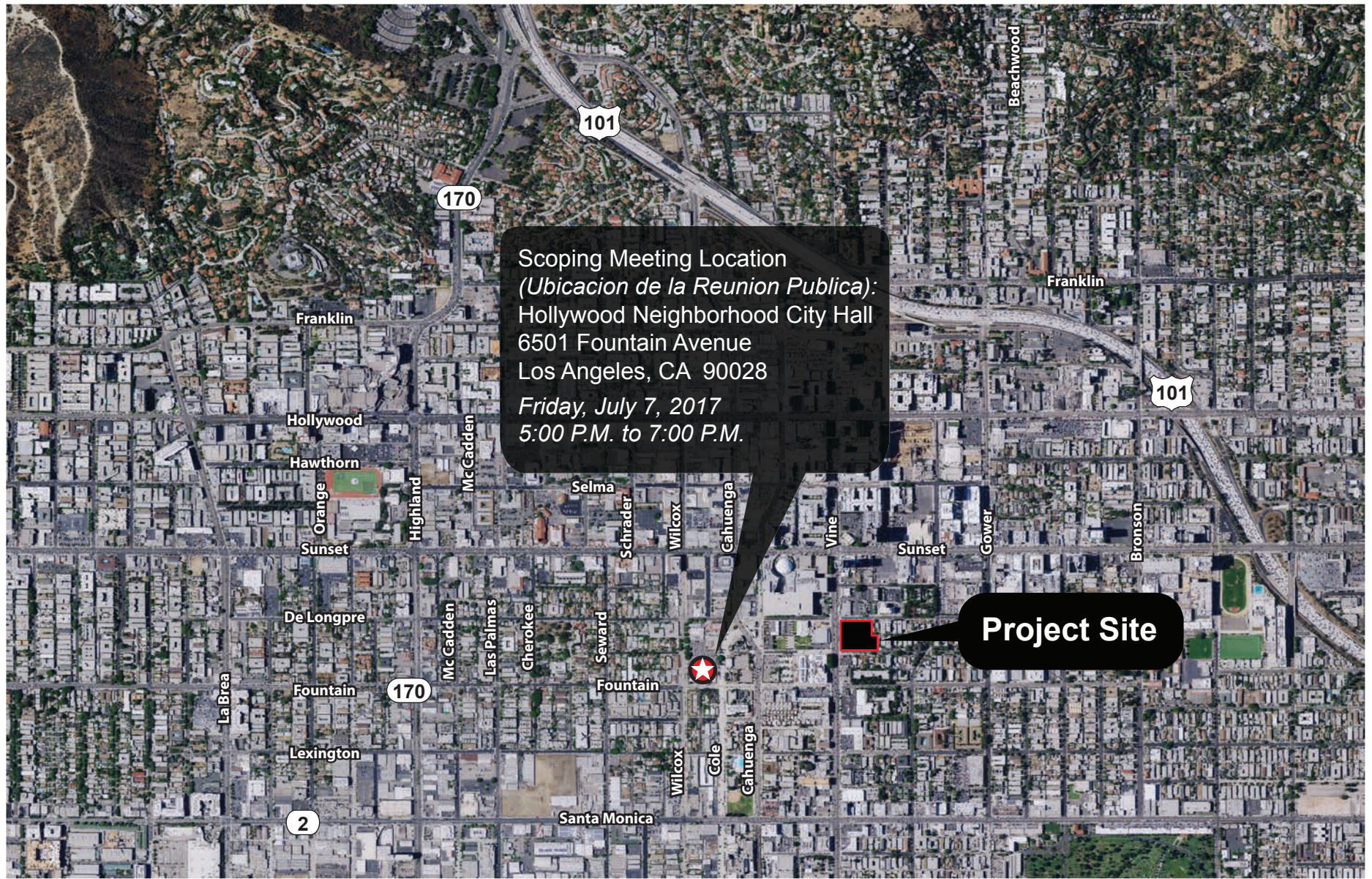
Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance. Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de siete días antes de la reunión, a per.planning@lacity.org.

VINCENT P. BERTONI, AICP
Director of Planning



Sarah Molina Pearson
City Planner, Major Projects
Department of City Planning

Attachments:
Project Location Map & Scoping Meeting Location
Conceptual Site Plan



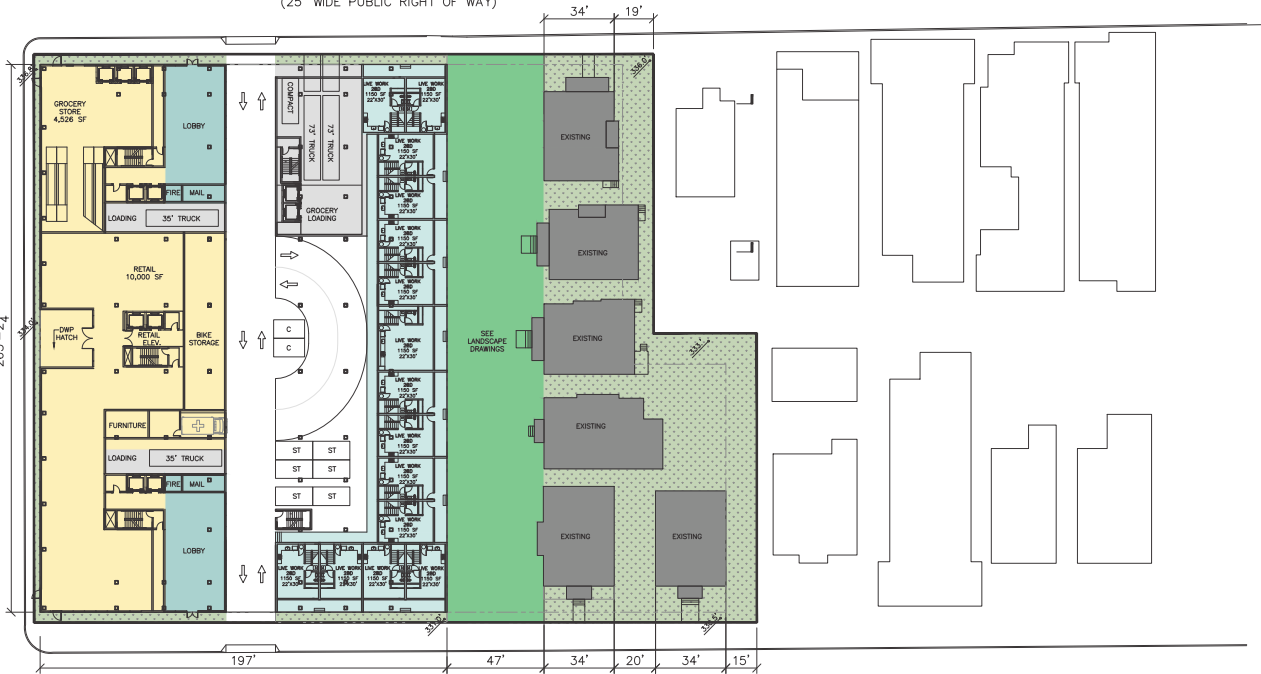
Scoping Meeting Location
(Ubicacion de la Reunion Publica):
Hollywood Neighborhood City Hall
6501 Fountain Avenue
Los Angeles, CA 90028
Friday, July 7, 2017
5:00 P.M. to 7:00 P.M.

Project Site

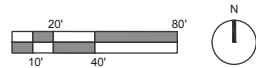
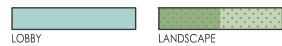
Scoping Meeting Location Map
Mapa de Ubicacion de la Reunion Publica

DE LONGRE AVENUE
(25' WIDE PUBLIC RIGHT OF WAY)

VINE STREET
(80' WIDE PUBLIC RIGHT OF WAY)
265'-2 1/4"



AFTON PLACE
(60' WIDE PUBLIC RIGHT OF WAY)



Conceptual Site Plan
Plano del Sitio Conceptual

Appendix A.3

NOP Comment Letters



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

June 22, 2017

To: Reviewing Agencies

Re: 1360 N. Vine Street
SCH# 2017061063

Attached for your review and comment is the Notice of Preparation (NOP) for the 1360 N. Vine Street draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Sarah Molina Pearson
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

RECEIVED
CITY OF LOS ANGELES

JUN 28 2017

**MAJOR PROJECTS
UNIT**

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017061063
Project Title 1360 N. Vine Street
Lead Agency Los Angeles, City of

Type NOP Notice of Preparation

Description Project includes the construction of up to 429 new residential units, including 15 live-work units and 16 units designated for Very Low Income households, a 55,000 sq. ft. grocery store, approx. 5,000 sq. ft. of neighborhood-serving commercial retail uses, up to 8,988 sq. ft. grocery store, approx. 5,000 sq. ft. of neighborhood-serving commercial retail uses, up to 8,988sq. ft. of restaurant uses, and a minimum of 677 vehicle parking spaces. Alternatively, approx. 50,000 sq. ft. of office uses and approx. 5,000 sq. ft. of additional neighborhood serving commercial retail uses may be constructed in lieu of the 55,000 sq. ft. grocery store. The proposed uses would primarily be located within one building approx. 262.5 feet in height. Upon completion, approx. 484,421 sq. ft. of floor area would be located within the Project site.

Lead Agency Contact

Name Sarah Molina Pearson
Agency City of Los Angeles
Phone (213) 978-1332 **Fax**
email
Address 200 N. Spring Street, Room 750
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Los Angeles, City of
Region
Cross Streets Vine Street and Afton Place
Lat / Long 34° 5' 45.1" N / 118° 19' 34.9" W
Parcel No. 5546-022-011, -012, -013, -015, -016
Township 1S **Range** 14W **Section** 10 **Base**

Proximity to:

Highways US 101, SR 2
Airports
Railways
Waterways
Schools Hubert Howe Bancroft, Hollywood HS, Selma ES
Land Use C4-2D-SN, (T)(Q)C2-2D, R4-2D, and R3-1XL

Project Issues Archaeologic-Historic; Air Quality; Noise; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Traffic/Circulation; Water Supply; Landuse; Cumulative Effects; Other Issues; Tribal Cultural Resources

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Department of Housing and Community Development; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Air Resources Board, Major Industrial Projects; Regional Water Quality Control Board, Region 4; State Water Resources Control Board, Division of Drinking Water

Date Received 06/22/2017 **Start of Review** 06/22/2017 **End of Review** 07/21/2017

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH 2017061063

Project Title: 1360 N. Vine Street

Lead Agency: City of Los Angeles Contact Person: _____
Mailing Address: 200 N. Spring Street, Room 750 Phone: _____
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles/Hollywood
Cross Streets: Vine Street and Afton Place Zip Code: 90028

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 45.1 " N / 118 ° 19 ' 34.9 " W Total Acres: 1.86
Assessor's Parcel No.: 5546-022-011, -012, -013, -015, -016 Section: S10 Twp.: T1S Range: R14W Base: _____
Within 2 Miles: State Hwy #: US 101, SR 2 Waterways: _____
Airports: _____ Railways: _____ Schools: Hubert Howe Bancroft
APN Cont...: -019, -020, -021, -022, -030 Hollywood High, Selma Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Haul Route
ZA Determination

Development Type:

Residential: Units 429 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 68988 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: STATE CLEARINGHOUSE

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Tribal

Present Land Use/Zoning/General Plan Designation:

C4-2D-SN, (T)(Q)C2-2D, R4-2D, and R3-1XL

Project Description: (please use a separate page if necessary)

The Project includes the construction of up to 429 new residential units, including 15 live-work units and 16 units designated for Very Low Income households, a 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, up to 8,988 square feet of restaurant uses, and a minimum of 677 vehicle parking spaces. Alternatively, approximately 50,000 square feet of office uses and approximately 5,000 square feet of additional neighborhood-serving commercial retail uses may be constructed in lieu of the 55,000-square-foot grocery store. The proposed uses would primarily be located within one building approximately 262.5 feet in height. Upon completion, approximately 484,421 square feet of floor area would be located within the Project Site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

CK

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Denise Peterson
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Lisa Johansen
- Dept. of Conservation
Crina Chan
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck
- Dept. of Water Resources
Resources Agency
Nadell Gayou

Fish and Game

- Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1
Curt Babcock
- Fish & Wildlife Region 1E
Laurie Harnsberger
- Fish & Wildlife Region 2
Jeff Drongesen
- Fish & Wildlife Region 3
Craig Weightman

- Fish & Wildlife Region 4
Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

- California Department of Education
Lesley Taylor
- OES (Office of Emergency Services)
Monique Wilber
- Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission
Erik Vink
- Delta Stewardship Council
Kevan Samsam
- California Energy Commission
Eric Knight

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Supervisor
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
HQ LD-IGR
Christian Bushong
- California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North
- Caltrans, District 4
Patricia Maurice
- Caltrans, District 5
Larry Newland
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson
- Caltrans, District 8
Mark Roberts

- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

- Airport & Freight
Jack Wursten
- Transportation Projects
Nesamani Kalandiyur
- Industrial/Energy Projects
Mike Tollstrup
- California Department of Resources, Recycling & Recovery
Sue O'Leary

- State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

- State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

- State Water Resources Control Board
Div. Drinking Water # _____

- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- State Water Resources Control Board
Phil Crader
Division of Water Rights

- Dept. of Toxic Substances Control
CEQA Tracking Center

- Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other _____
- _____
Conservancy

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-6536
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Serious Drought.
Making Conservation
a California Way of Life.*

July 18, 2017

RECEIVED
CITY OF LOS ANGELES

JUL 24 2017

**MAJOR PROJECTS
UNIT**

Ms. Sarah Molina Pearson
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, Ca 90012

RE: 1360 N. Vine Street
Vic. LA-2, / PM 11.594
SCH#2017061063
GTS# 07-LA-2017-00982-ME-NOP

Dear Ms. Pearson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project includes the construction of up to 429 new residential units, including 15 live-work units and 16 units designated for low income households, a 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, up to 8,988 square feet of restaurant uses, and a minimum of 677 vehicle parking spaces.

As indicated in the submitted Notice of Preparation (NOP), the proposed project will potentially significantly impact state highway systems in the vicinity. To assist in evaluating the impacts of this project on State transportation facilities, a traffic study should be prepared prior to preparing the Draft Environmental Impact Report (DEIR). Please refer the project's traffic consultant to Caltrans' traffic study guide Website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Listed below are elements of what is generally expected in the traffic study:

1. Please provide an analysis of the traffic impacts including, but not limited to:
Intersection of Fountain Ave and Highland Avenue (SR-170),
Intersection of Wilcox Avenue and Santa Monica Blvd. (SR-02),
Intersection of Cole Avenue and Santa Monica Blvd. (SR-02).
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and during construction.

4. A brief traffic discussion showing ingress/egress, turning movements, and the directional flow of project vehicle trips.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs

The above study locations to be analyzed which includes: ramps, ramps influence areas (acceleration/deceleration lanes), and weaving areas. Per state "Guide for the Preparation of TIS", Highway Capacity Methodology to be used for the analysis of state facilities.

Please keep in mind, an encroachment permit will be required for any project work proposed on or in the vicinity of the Caltrans Right of Way and all environmental concerns must be adequately addressed.

In the Spirit of mutual cooperation, Caltrans staff is available to work with your planners and traffic engineers for this project, if needed. If you have any questions regarding these comments, please contact project coordinator Ms. Miya Edmonson, at (213) 897-6536 and refer to GTS# LA-2017-00982ME.

Sincerely,



DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Metro Comments Letter - 1360 N Vine Street, Los Angeles, CA 90028

1 message

Barrita, Michael <BarritaM@metro.net>

Fri, Jul 21, 2017 at 5:07 PM

To: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Cc: "Carvajal, Elizabeth" <CarvajalE@metro.net>, "Hull, Derek" <HullD@metro.net>, "Saponara, Nicholas" <SaponaraN@metro.net>

Ms. Molina-Pearson,

Thank you for the opportunity to comment on the mixed-use development "1360 N Vine Street" located at 1348-1360 North Vine Street, Los Angeles, CA 90028. The Metro comments letter is attached along with the associated attachments.

Please contact Elizabeth Carvajal at [213.922.3084](tel:213.922.3084) if you have any questions.

Michael Barrita

LA Metro

Transportation Associate, Countywide Planning & Development

Joint Development/Strategic Initiatives

[213.922.3442](tel:213.922.3442)metro.net | [facebook.com/losangelesmetro](https://www.facebook.com/losangelesmetro) | [@metrolosangeles](https://twitter.com/metrolosangeles)**Metro provides excellence in service and support.**

2 attachments**Metro Comments Letter Signed - 1360 N. Vine Street Los Angeles.pdf**

501K

**CMP Appendix D -Transport Impact Analysis Guidelines.pdf**

51K



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

July 21, 2017

Sara Molina Pearson
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

RE: 1360 North Vine Street – 1348-1360 N. Vine Street – Notice of Preparation of EIR and Public Scoping Meeting (ENV-2016-3778-EIR)

Dear Ms. Molina Pearson:

Thank you for the opportunity to comment on the Notice of Preparation of an EIR and Public Scoping Meeting for 1360 North Vine Street located at 1348-1360 North Vine Street in the City of Los Angeles. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (Metro) concerning issues that are germane to our agency's statutory responsibility in relation to our facilities and services that may be affected by the proposed project.

Metro is committed to working with stakeholders across the County to support the development of transit oriented communities (TOCs). TOCs are built by considering transit within a broader community and creating vibrant, compact, walkable, and bikeable places centered around transit stations and hubs with the goal of encouraging the use of transit and other alternatives to driving. Metro looks forward to collaborating with local municipalities, developers, and other stakeholders in their land use planning and development efforts, and to find partnerships that support TOCs across Los Angeles County.

Project Description

The Project includes the construction of up to 429 new residential units, a 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, up to 8,988 square feet of restaurant uses, and a minimum of 677 vehicle parking spaces. Alternatively, approximately 50,000 square feet of office uses and approximately 5,000 square feet of additional neighborhood-serving commercial retail uses may be constructed in lieu of the 55,000-square-foot grocery store. The proposed uses would primarily be located within one building approximately 262.5 feet in height. In addition, six bungalows within the Project Site that are part of a designated California Register historic district would be relocated within the Project Site and adapted for reuse.

Metro Comments

Bus Service Adjacency

Metro bus line 210 operates on N. Vine Street, adjacent to the proposed project. Although the project is not expected to result in any long-term impacts on transit, the developer should be aware of the bus

services that are present. Please contact Metro Bus Operations Control Special Events Coordinator at 213-922-4632 regarding construction activities that may impact Metro bus lines at least 30 days in advance of initiating construction activities. For closures that last more than six months, Metro's Stops and Zones Department will also need to be notified at 213-922-5190, 30 days in advance of initiating construction activities. Other municipal bus operators may also be impacted and should be included in construction outreach efforts.

Congestion Management Program

Beyond impacts to Metro facilities and operations, Metro must also notify the applicant of state requirements. A Transportation Impact Analysis (TIA), with roadway and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2010 Congestion Management Program for Los Angeles County," Appendix D (attached). The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic).
2. If CMP arterial segments are being analyzed rather than intersections, the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
3. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.
4. Caltrans must also be consulted through the NOP process to identify other specific locations to be analyzed on the state highway system.

The CMP TIA requirement also contains two separate impact studies covering roadways and transit, as outlined in Sections D.8.1 – D.9.4. If the TIA identifies no facilities for study based on the criteria above, no further traffic analysis is required. However, projects must still consider transit impacts. For all CMP TIA requirements please see the attached guidelines.

Transit Orientation

Considering the proximity to the Red Line Hollywood and Vine Station and adjacent bus stops, Metro would like to identify the potential synergies associated with transit-oriented development:

1. Metro supports development of commercial and residential properties near transit stations and understands that increasing development near stations represents a mutually beneficial opportunity to increase ridership and enhance transportation options for the users of the developments. Metro encourages the City and Project sponsor to be mindful of the Project's proximity to the Red Line Hollywood and Vine Station and adjacent bus stops, including orienting pedestrian pathways toward the station.
2. Metro would like to inform the Project sponsor of Metro's employer transit pass programs including the Annual Transit Access Pass (A-TAP) and Business Transit Access Pass (B-TAP)

3. programs which offer efficiencies and group rates that businesses can offer employees as an incentive to utilize public transit. For more information on these programs, contact Devon Deming at 213-922-7957 or DemingD@metro.net.
4. Metro encourages the incorporation of transit-oriented, pedestrian-oriented parking provision strategies such as the reduction or removal of minimum parking requirements for specific areas and the exploration of shared parking opportunities or parking benefit districts. These strategies could be pursued to encourage more transit-oriented development and reduce automobile-orientation in design and travel demand.
5. With an anticipated increase in traffic, Metro encourages an analysis of impacts on non-motorized transportation modes and consideration of improved non-motorized access to the station including pedestrian connections and bike lanes/paths. Appropriate analyses could include multi-modal LOS calculations, pedestrian audits, etc.
6. The Project should address first-last mile connections to transit, encouraging development that is transit accessible with bicycle and pedestrian-oriented street design connecting stations with housing and employment concentrations. For reference, we would like to direct City staff to view the First Last Mile Strategic Plan, authored by Metro and the Southern California Association of Governments (SCAG), available on line at:
http://media.metro.net/docs/sustainability_path_design_guidelines.pdf
7. Metro encourages the installation of wide sidewalks, pedestrian lighting, a continuous canopy of shade trees, enhanced crosswalks with ADA-compliant curb ramps, and other amenities along the primary building frontage to improve pedestrian safety and comfort to access the nearby bus stops. The City should consider requesting the installation of such amenities as part of the development of the site.

Active Transportation

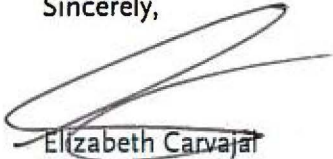
Metro also encourages the City to work with the applicant to promote bicycle use through adequate short-term bicycle parking, such as ground level bicycle racks and/or curbside bicycle corrals, as well as secure and enclosed long-term bicycle parking for patrons, residents, and employees. The Project applicant should coordinate with Metro Bike Share program for potential Bike Share station at this development. Additionally, the applicant should help facilitate safe and convenient connections for pedestrians, people riding bicycles, and transit users to/from the Project site and nearby destinations such as Hollywood/Vine Station and Metro Bike Hub. The Project is also encouraged to support these connections with wayfinding signage inclusive of all modes of transportation.

If you have any questions regarding this response, please contact Elizabeth Carvajal at 213-922-3084 or by email at DevReview@metro.net. Metro looks forward to reviewing the Draft EIR. Please send it to the following address:

**Metro Development Review
One Gateway Plaza MS 99-23-4
Los Angeles, CA 90012-2952**

1360 N Vine Street
Notice of Preparation of an EIR and Public Scoping Meeting – Metro Comments
July 21, 2017

Sincerely,



Elizabeth Carvajal
Sr. Manager, Transportation Planning

Attachments: CMP Appendix D: Guidelines for CMP Transportation Impact Analysis

GUIDELINES FOR CMP TRANSPORTATION IMPACT ANALYSIS

Important Notice to User: This section provides detailed travel statistics for the Los Angeles area which will be updated on an ongoing basis. Updates will be distributed to all local jurisdictions when available. In order to ensure that impact analyses reflect the best available information, lead agencies may also contact MTA at the time of study initiation. Please contact MTA staff to request the most recent release of "Baseline Travel Data for CMP TIAs."

D.1 OBJECTIVE OF GUIDELINES

The following guidelines are intended to assist local agencies in evaluating impacts of land use decisions on the Congestion Management Program (CMP) system, through preparation of a regional transportation impact analysis (TIA). The following are the basic objectives of these guidelines:

- Promote consistency in the studies conducted by different jurisdictions, while maintaining flexibility for the variety of project types which could be affected by these guidelines.
- Establish procedures which can be implemented within existing project review processes and without ongoing review by MTA.
- Provide guidelines which can be implemented immediately, with the full intention of subsequent review and possible revision.

These guidelines are based on specific requirements of the Congestion Management Program, and travel data sources available specifically for Los Angeles County. References are listed in Section D.10 which provide additional information on possible methodologies and available resources for conducting TIAs.

D.2 GENERAL PROVISIONS

Exhibit D-7 provides the model resolution that local jurisdictions adopted containing CMP TIA procedures in 1993. TIA requirements should be fulfilled within the existing environmental review process, extending local traffic impact studies to include impacts to the regional system. In order to monitor activities affected by these requirements, Notices of Preparation (NOPs) must be submitted to MTA as a responsible agency. Formal MTA approval of individual TIAs is not required.

The following sections describe CMP TIA requirements in detail. In general, the competing objectives of consistency & flexibility have been addressed by specifying standard, or minimum, requirements and requiring documentation when a TIA varies from these standards.

D.3 PROJECTS SUBJECT TO ANALYSIS

In general a CMP TIA is required for all projects required to prepare an Environmental Impact Report (EIR) based on local determination. A TIA is not required if the lead agency for the EIR finds that traffic is not a significant issue, and does not require local or regional traffic impact analysis in the EIR. Please refer to Chapter 5 for more detailed information.

CMP TIA guidelines, particularly intersection analyses, are largely geared toward analysis of projects where land use types and design details are known. Where likely land uses are not defined (such as where project descriptions are limited to zoning designation and parcel size with no information on access location), the level of detail in the TIA may be adjusted accordingly. This may apply, for example, to some redevelopment areas and citywide general plans, or community level specific plans. In such cases, where project definition is insufficient for meaningful intersection level of service analysis, CMP arterial segment analysis may substitute for intersection analysis.

D.4 STUDY AREA

The geographic area examined in the TIA must include the following, at a minimum:

- All CMP arterial monitoring intersections, including monitored freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic).
- If CMP arterial segments are being analyzed rather than intersections (see Section D.3), the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
- Mainline freeway monitoring locations where the project will add 150 or more trips, in either direction, during either the AM or PM weekday peak hours.
- Caltrans must also be consulted through the Notice of Preparation (NOP) process to identify other specific locations to be analyzed on the state highway system.

If the TIA identifies no facilities for study based on these criteria, no further traffic analysis is required. However, projects must still consider transit impacts (Section D.8.4).

D.5 BACKGROUND TRAFFIC CONDITIONS

The following sections describe the procedures for documenting and estimating background, or non-project related traffic conditions. Note that for the purpose of a TIA, these background estimates must include traffic from all sources without regard to the exemptions specified in CMP statute (e.g., traffic generated by the provision of low and very low income housing, or trips originating outside Los Angeles County. Refer to Chapter 5, Section 5.2.3 for a complete list of exempted projects).

D.5.1 Existing Traffic Conditions. Existing traffic volumes and levels of service (LOS) on the CMP highway system within the study area must be documented. Traffic counts must

be less than one year old at the time the study is initiated, and collected in accordance with CMP highway monitoring requirements (see Appendix A). Section D.8.1 describes TIA LOS calculation requirements in greater detail. Freeway traffic volume and LOS data provided by Caltrans is also provided in Appendix A.

D.5.2 Selection of Horizon Year and Background Traffic Growth. Horizon year(s) selection is left to the lead agency, based on individual characteristics of the project being analyzed. In general, the horizon year should reflect a realistic estimate of the project completion date. For large developments phased over several years, review of intermediate milestones prior to buildout should also be considered.

At a minimum, horizon year background traffic growth estimates must use the generalized growth factors shown in Exhibit D-1. These growth factors are based on regional modeling efforts, and estimate the general effect of cumulative development and other socioeconomic changes on traffic throughout the region. Beyond this minimum, selection among the various methodologies available to estimate horizon year background traffic in greater detail is left to the lead agency. Suggested approaches include consultation with the jurisdiction in which the intersection under study is located, in order to obtain more detailed traffic estimates based on ongoing development in the vicinity.

D.6 PROPOSED PROJECT TRAFFIC GENERATION

Traffic generation estimates must conform to the procedures of the current edition of Trip Generation, by the Institute of Transportation Engineers (ITE). If an alternative methodology is used, the basis for this methodology must be fully documented.

Increases in site traffic generation may be reduced for existing land uses to be removed, if the existing use was operating during the year the traffic counts were collected. Current traffic generation should be substantiated by actual driveway counts; however, if infeasible, traffic may be estimated based on a methodology consistent with that used for the proposed use.

Regional transportation impact analysis also requires consideration of trip lengths. Total site traffic generation must therefore be divided into work and non-work-related trip purposes in order to reflect observed trip length differences. Exhibit D-2 provides factors which indicate trip purpose breakdowns for various land use types.

For lead agencies who also participate in CMP highway monitoring, it is recommended that any traffic counts on CMP facilities needed to prepare the TIA should be done in the manner outlined in Chapter 2 and Appendix A. If the TIA traffic counts are taken within one year of the deadline for submittal of CMP highway monitoring data, the local jurisdiction would save the cost of having to conduct the traffic counts twice.

D.7 TRIP DISTRIBUTION

For trip distribution by direct/manual assignment, generalized trip distribution factors are provided in Exhibit D-3, based on regional modeling efforts. These factors indicate Regional Statistical Area (RSA)-level tripmaking for work and non-work trip purposes.

(These RSAs are illustrated in Exhibit D-4.) For locations where it is difficult to determine the project site RSA, census tract/RSA correspondence tables are available from MTA.

Exhibit D-5 describes a general approach to applying the preceding factors. Project trip distribution must be consistent with these trip distribution and purpose factors; the basis for variation must be documented.

Local agency travel demand models disaggregated from the SCAG regional model are presumed to conform to this requirement, as long as the trip distribution functions are consistent with the regional distribution patterns. For retail commercial developments, alternative trip distribution factors may be appropriate based on the market area for the specific planned use. Such market area analysis must clearly identify the basis for the trip distribution pattern expected.

D.8 IMPACT ANALYSIS

CMP Transportation Impact Analyses contain two separate impact studies covering roadways and transit. Section Nos. D.8.1-D.8.3 cover required roadway analysis while Section No. D.8.4 covers the required transit impact analysis. Section Nos. D.9.1-D.9.4 define the requirement for discussion and evaluation of alternative mitigation measures.

D.8.1 Intersection Level of Service Analysis. The LA County CMP recognizes that individual jurisdictions have wide ranging experience with LOS analysis, reflecting the variety of community characteristics, traffic controls and street standards throughout the county. As a result, the CMP acknowledges the possibility that no single set of assumptions should be mandated for all TIAs within the county.

However, in order to promote consistency in the TIAs prepared by different jurisdictions, CMP TIAs must conduct intersection LOS calculations using either of the following methods:

- The Intersection Capacity Utilization (ICU) method as specified for CMP highway monitoring (see Appendix A); or
- The Critical Movement Analysis (CMA) / Circular 212 method.

Variation from the standard assumptions under either of these methods for circumstances at particular intersections must be fully documented.

TIAs using the 1985 or 1994 Highway Capacity Manual (HCM) operational analysis must provide converted volume-to-capacity based LOS values, as specified for CMP highway monitoring in Appendix A.

D.8.2 Arterial Segment Analysis. For TIAs involving arterial segment analysis, volume-to-capacity ratios must be calculated for each segment and LOS values assigned using the V/C-LOS equivalency specified for arterial intersections. A capacity of 800 vehicles per hour per through traffic lane must be used, unless localized conditions necessitate alternative values to approximate current intersection congestion levels.

D.8.3 Freeway Segment (Mainline) Analysis. For the purpose of CMP TIAs, a simplified analysis of freeway impacts is required. This analysis consists of a demand-to-capacity calculation for the affected segments, and is indicated in Exhibit D-6.

D.8.4 Transit Impact Review. CMP transit analysis requirements are met by completing and incorporating into an EIR the following transit impact analysis:

- Evidence that affected transit operators received the Notice of Preparation.
- A summary of existing transit services in the project area. Include local fixed-route services within a ¼ mile radius of the project; express bus routes within a 2 mile radius of the project, and; rail service within a 2 mile radius of the project.
- Information on trip generation and mode assignment for both AM and PM peak hour periods as well as for daily periods. Trips assigned to transit will also need to be calculated for the same peak hour and daily periods. Peak hours are defined as 7:30-8:30 AM and 4:30-5:30 PM. Both “peak hour” and “daily” refer to average weekdays, unless special seasonal variations are expected. If expected, seasonal variations should be described.
- Documentation of the assumption and analyses that were used to determine the number and percent of trips assigned to transit. Trips assigned to transit may be calculated along the following guidelines:
 - Multiply the total trips generated by 1.4 to convert vehicle trips to person trips;
 - For each time period, multiply the result by one of the following factors:
 - 3.5% of Total Person Trips Generated for most cases, except:
 - 10% primarily Residential within 1/4 mile of a CMP transit center
 - 15% primarily Commercial within 1/4 mile of a CMP transit center
 - 7% primarily Residential within 1/4 mile of a CMP multi-modal transportation center
 - 9% primarily Commercial within 1/4 mile of a CMP multi-modal transportation center
 - 5% primarily Residential within 1/4 mile of a CMP transit corridor
 - 7% primarily Commercial within 1/4 mile of a CMP transit corridor
 - 0% if no fixed route transit services operate within one mile of the project

To determine whether a project is primarily residential or commercial in nature, please refer to the CMP land use categories listed and defined in Appendix E, *Guidelines for New Development Activity Tracking and Self Certification*. For projects that are only partially within the above one-quarter mile radius, the base rate (3.5% of total trips generated) should be applied to all of the project buildings that touch the radius perimeter.

- Information on facilities and/or programs that will be incorporated in the development plan that will encourage public transit use. Include not only the jurisdiction’s TDM Ordinance measures, but other project specific measures.

- Analysis of expected project impacts on current and future transit services and proposed project mitigation measures, and;
- Selection of final mitigation measures remains at the discretion of the local jurisdiction/lead agency. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the existing mitigation monitoring requirements of CEQA.

D.9 IDENTIFICATION AND EVALUATION OF MITIGATION

D.9.1 Criteria for Determining a Significant Impact. For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$), causing LOS F ($V/C > 1.00$); if the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$). The lead agency may apply a more stringent criteria if desired.

D.9.2 Identification of Mitigation. Once the project has been determined to cause a significant impact, the lead agency must investigate measures which will mitigate the impact of the project. Mitigation measures proposed must clearly indicate the following:

- Cost estimates, indicating the fair share costs to mitigate the impact of the proposed project. If the improvement from a proposed mitigation measure will exceed the impact of the project, the TIA must indicate the proportion of total mitigation costs which is attributable to the project. This fulfills the statutory requirement to exclude the costs of mitigating inter-regional trips.
- Implementation responsibilities. Where the agency responsible for implementing mitigation is not the lead agency, the TIA must document consultation with the implementing agency regarding project impacts, mitigation feasibility and responsibility.

Final selection of mitigation measures remains at the discretion of the lead agency. The TIA must, however, provide a summary of impacts and mitigation measures. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the mitigation monitoring requirements contained in CEQA.

D.9.3 Project Contribution to Planned Regional Improvements. If the TIA concludes that project impacts will be mitigated by anticipated regional transportation improvements, such as rail transit or high occupancy vehicle facilities, the TIA must document:

- Any project contribution to the improvement, and
- The means by which trips generated at the site will access the regional facility.

D.9.4 Transportation Demand Management (TDM). If the TIA concludes or assumes that project impacts will be reduced through the implementation of TDM measures, the TIA must document specific actions to be implemented by the project which substantiate these conclusions.

D.10 REFERENCES

1. *Traffic Access and Impact Studies for Site Development: A Recommended Practice*, Institute of Transportation Engineers, 1991.
2. *Trip Generation*, 5th Edition, Institute of Transportation Engineers, 1991.
3. *Travel Forecast Summary: 1987 Base Model - Los Angeles Regional Transportation Study (LARTS)*, California State Department of Transportation (Caltrans), February 1990.
4. *Traffic Study Guidelines*, City of Los Angeles Department of Transportation (LADOT), July 1991.
5. *Traffic/Access Guidelines*, County of Los Angeles Department of Public Works.
6. *Building Better Communities*, Sourcebook, Coordinating Land Use and Transit Planning, American Public Transit Association.
7. *Design Guidelines for Bus Facilities*, Orange County Transit District, 2nd Edition, November 1987.
8. *Coordination of Transit and Project Development*, Orange County Transit District, 1988.
9. *Encouraging Public Transportation Through Effective Land Use Actions*, Municipality of Metropolitan Seattle, May 1987.



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

SCH# 2017061063 1360 N. Vine Street

1 message

noreply@nahc.ca.gov <noreply@nahc.ca.gov>

Mon, Jun 26, 2017 at 11:15 AM

Reply-To: noreply@nahc.ca.gov

To: sarah.molina-pearson@lacity.org

Reply to: noreply@nahc.ca.gov <noreply@nahc.ca.gov>

Device Name: Not Set

Device Model: MX-4141N

Location: Not Set

File Format: PDF (Medium)

Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>

 **noreply@nahc.ca.gov_20170626_101548.pdf**
1064K

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



June 26, 2017

Sarah Molina Pearson
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Sent via e-mail: sarah.molina-pearson@lacity.org

RE: SCH# 2017061063; 1360 N. Vine Street Project, Community of Hollywood; Los Angeles County, California

Dear Ms. Molina Pearson:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
- a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



June 26, 2017

Sarah Molina Pearson
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUL 12 2017

MAJOR PROJECTS
UNIT

Sent via e-mail: sarah.molina-pearson@lacity.org

RE: SCH# 2017061063; 1360 N. Vine Street Project, Community of Hollywood; Los Angeles County, California

Dear Ms. Molina Pearson:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.


- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

- 3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,


 Gayle Totton, M.A., PhD.
 Associate Governmental Program Analyst

cc: State Clearinghouse



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

SCAQMD Staff NOP Comments for 1360 N. Vine Street (ENV-2016-3778-EIR)

1 message

Lijin Sun <LSun@aqmd.gov>

Tue, Jul 11, 2017 at 6:42 AM

To: "sarah.molina-pearson@lacity.org" <sarah.molina-pearson@lacity.org>

Cc: Jillian Wong <jwong1@aqmd.gov>

Dear Ms. Sarah Molina Pearson,

Attached are the SCAQMD staff comments on the Notice of Preparation of Environmental Impact Report for 1360 N. Vine Street (ENV-2016-3778-EIR) (SCAQMD Control Number: LAC170622-08). The original, electronically signed letter will be forwarded to your attention by regular USPS mail. Please contact me if you have any questions regarding these comments. Thank you.

Sincerely,

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765

Direct: [\(909\) 396-3308](tel:9093963308)Fax: [\(909\) 396-3324](tel:9093963324)**LAC170622-08 NOP 1360 N. Vine Street.pdf**

284K



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

sarah.molina-pearson@lacity.org

Sarah Molina Pearson, City Planner

City of Los Angeles, Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

July 12, 2017

Notice of Preparation of Environmental Impact Report for the 1360 N. Vine Street (Case No.: ENV-2016-3778-EIR)

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Environmental Impact Report (EIR). Please send SCAQMD a copy of the EIR upon its completion. Note that copies of the EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts.

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

The SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the proposed project and all air pollutant sources related to the proposed project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the proposed project, including:

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf?sfvrsn=5>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

Permits

In the event that the proposed project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the proposed project. For more information on permits, please visit the SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to the SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at the SCAQMD's webpage (<http://www.aqmd.gov>).

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov or call me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

LAC170622-08

Control Number



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
9211 Oakdale Avenue
Chatsworth, California 91311



Edmund G. Brown Jr.
Governor

July 18, 2017

RECEIVED
CITY OF LOS ANGELES

JUL 28 2017

MAJOR PROJECTS
UNIT

Ms. Sarah Molina Pearson
City Planner
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING FOR THE 1360 N. VINE STREET PROJECT (PROJECT), ENV-2016-3778-EIR

Dear Ms. Molina-Pearson:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and public scoping meeting for the above mentioned Project.

Based on the review of the document, the DTSC comments are as follows:

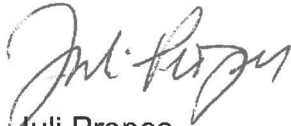
- 1) The EIR needs to identify and determine whether current or historic uses at the Project site have resulted in any release of hazardous wastes/substances at the Project area.
- 2) The EIR needs to identify any known or potentially contaminated site within the proposed Project area. For all identified sites, the EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 3) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.
- 4) If during construction of the project, soil contamination is encountered or suspected, construction in the area should stop and appropriate Health and Safety procedures should be implemented. If it is determined that contaminated soil exists, the EIR should

Ms. Molina-Pearson
July 18, 2017
Page 2

identify how any required investigation and/or remediation will be conducted, and which government agency will provide appropriate regulatory oversight.

DTSC provides guidance for Preliminary Endangerment Assessment (PEA) preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet and discuss this matter further, please contact me at (818) 717-6539 or via email at juli.propes@dtsc.ca.gov.

Sincerely,



Juli Propes
Unit Chief

Brownfields and Environmental Restoration Program – Chatsworth Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 18, 2017

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: Sarah Molina Pearson, City Planner
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

RECEIVED
CITY OF LOS ANGELES
JUL 24 2017
MAJOR PROJECTS
UNIT



SUBJECT: 1360 N VINE STREET—NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

This is in response to your June 22, 2017 letter requesting a review of your proposed mixed-use project located at 1348-1360 N. Vine Street, Los Angeles, CA 90028. The project will consist of residential, grocery, retail, and restaurant space. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Existing</i>			
Post Production	100 GPD/1000 SQ.FT	26,088 SQ.FT	(2,609)
Retail	25 GPD/1000 SQ.FT	8,988 SQ.FT	(225)
<i>Proposed</i>			
Residential: Unit-Studio	75 GPD	69 UNITS	5,175
Residential: Unit- 1 BDRM	110 GPD	134 UNITS	14,740
Residential: Unit- 2 BDRM	150 GPD	226 UNITS	33,900
Grocery	100 GPD/1000 SQ.FT	55,000 SQ.FT	5,500
Retail/ Restaurant	300 GPD/1000 SQ.FT	5,994 SQ.FT	1,798
Total			58,279

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 10-inch line on Vine Street. The sewage from the existing 10-inch line feeds into a 45-inch line on Rosewood Ave before discharging into a 72-inch sewer line on Martel Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 10-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
10	Vine St.	*	957,220 GPD
10	Vine St.	28	766,678 GPD
42	Vine St.	24	21.35 MGD
45	Rosewood Ave.	41	30.58 MGD
72	Martel Ave.	49	91.92 MGD

* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Program (WPP) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan to the City of Los Angeles, Bureau of Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Additionally, construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and

discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.”

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

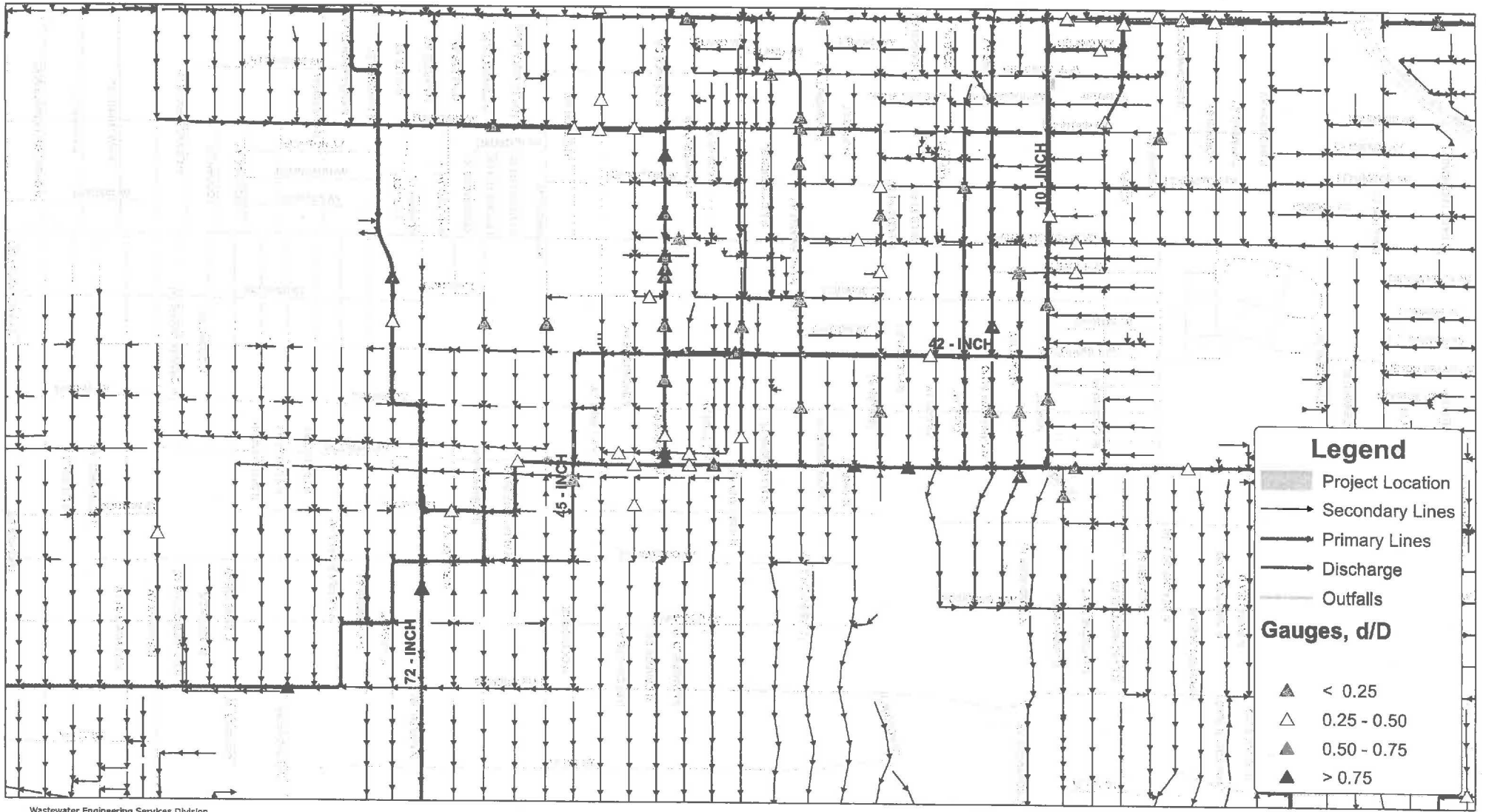
SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

CD/AP: sa

Attachment: Figure 1 – Sewer Map

c: Kosta Kaporis, LASAN
Daniel Hackney, LASAN
Christopher DeMonbrun, LASAN

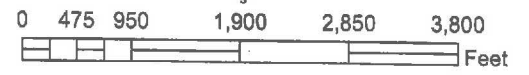


Wastewater Engineering Services Division
 LA Sanitation
 City of Los Angeles



Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

Figure 1
1360 N Vine Street
Sewer Map





Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Response to NOP for 1360 N Vine Street Project

1 message

Hollywood Heritage <hollywood.heritage1980@gmail.com>

Fri, Jul 21, 2017 at 1:38 PM

To: sarah.molina-pearson@lacity.org

Cc: Richard Adkins <rikalad@aol.com>, John Girodo <jgirodo@gmail.com>, Christy McAvoy <christy@historicrosourcesgroup.com>, Lambert Giessinger <lambert.giessinger@lacity.org>, Adrian Fine <afine@laconservancy.org>, Christine Peters <christine.peters@lacity.org>, cd4.issues@lacity.org

Good afternoon Ms. Molina-Pearson,

Attached please find Hollywood Heritage's response to City Planning's NOP for the 1360 N Vine St project. Please let us know if you have any questions or concerns.

Sincerely,

Richard Adkins
President, Hollywood Heritage, Inc.

 **Hollywood Heritage 1360 N Vine St NOP Response.pdf**
240K



HOLLYWOOD HERITAGE, INC.
P.O. Box 2586
Hollywood, CA 90078
(323) 874-4005 • FAX (323) 465-5993

July 21, 2017

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Sarah.molina-pearson@lacity.org
(213) 473-9983

Re: PUBLIC COMMENT: Notice of Preparation of an Environmental Impact Report for Project 1360 N. Vine Street (Case No. ENV-2016-3778-EIR)

CC: Los Angeles Conservancy, Los Angeles Office of Historic Resources, Council District 13, Council District 4

Dear Ms. Pearson:

Hollywood Heritage, an historic preservation organization with a robust and engaged membership, is sending this letter in response to the Notice of Preparation (NOP) published by Los Angeles Department of City Planning (City Planning) as part of the 1360 N. Vine Street project scoping for the preparation of the **Environmental Impact Report # ENV-2016-3178-EIR**.

Hollywood Heritage **OPPOSES** the proposed plan in its current version, and expects the project owner to present an **ALTERNATIVE** course that will minimize the environmental impacts on historic cultural resources, including historic settings, associated with this project by reducing the size, scale, and use design of the development to make it more compatible with the historic setting and streetscapes of Vine, DeLongpre, and Afton Place. An alternative should also specifically include a preservation plan to maintain historic properties in their existing setting with street-facing primary entrance orientation with an ingress and egress plan for new structures emanating from Vine Street.

Specific Concerns and Significant Historic Setting Impacts

Hollywood Heritage has a longstanding history of working with City agencies and developers to preserve the integrity of historic resources and neighborhoods in the Hollywood area. Hollywood Heritage's concerns related to historic preservation are twofold: (1) the proper rehabilitation of the 6 bungalows; and, even more vitally (2) the impact of new construction on the historic setting of the Afton Square District and other historic resources.

Afton Square Historic District is a Hollywood, California, and National historic resource and is identified in the NOP as a California Register-listed district in the project area. As such, Hollywood Heritage fully expects that rehabilitation of the six bungalows will conform to the Secretary of the Interior Standards, and that adequate research and qualified personnel will direct that rehabilitation. Hollywood Heritage further expects to see the ONNI proposal to be analyzed in accordance with the **new Preservation chapter of the 2017 Draft Hollywood Community Plan**, the **recently updated Secretary of the Interior Standards published in 2017**, as well as potential overlays and zoning in the Community Plan's **Land Use section**, which will preserve the historic setting of the residential district. Hollywood Heritage's standardized directive to all developers is to adhere voluntarily to the 2010 CRA/LA Hollywood Urban Design Standards and Guidelines (un-adopted) in design of their new construction component.

The ONNI proposal also includes rehabilitation of six historic bungalows, which per project plans would be relocated and incorporated into the development for adaptive re-use. Unfortunately, the **current ONNI proposal relocates the six bungalows** from their original locations into a **non-conforming setting (per the recently published Secretary of the Interior Standards, 2017)** configuration that removes three of the bungalows from street-facing orientation. The proposal's development pushes commercial development one half block into the residential neighborhood. Hollywood Heritage believes the proposed development will have a more than significant and potentially irreversible adverse impact on the historic integrity of the district. The rehabilitation of the six historic bungalows should include a specific Preservation Plan for the treatment of these bungalows.

Specifically, this project plan proposes changes to a Zoning/Height District, requested by the ONNI Capital, LLC (ONNI), to allow for a mixed-use development spanning **1330, 1360, 1358, 1356, 1354, 1352, 1350, 1348 Vine Street** and **6268, 6262, 6256, 6254 DeLongpre** and **6261, 6255, 6251, 6245, 6241 Afton Place**. The ONNI proposal asks for ten times (10x) the existing density by increasing the existing development total floor area from 41,832 sf to 442,639 square feet of new development, with 429 dwelling units, 15 live-work units 55,000 square foot grocery store, 5,000 square feet commercial retail and up to 8,988 square feet restaurant uses, a maximum structure height of 262.5 feet. Such structure dimensions are not possible under the property's current C4-2D-SN and R4-2D designations, which permits a by right maximum Floor Area Ratio (FAR) of 2:1. Therefore, ONNI is requesting an increase of FAR that will result in **an unacceptable density and height for the existing historic setting**.

Hollywood Heritage believes the significant adverse impacts of this proposal extend beyond the six bungalows and their immediate surroundings. In particular, the intended scale, height, and massing of the new project will negatively affect the Afton Square Historic District by disrupting the low-rise nature of the area's built environment. **As a result, the current project does not comply with the recommendations cited by the Secretary of the Interior Standard #9 for appropriate infill for a Historic District.** Hollywood Heritage has critical concern that the ONNI proposal will irreversibly reduce the residential viability of the historic neighborhood. An alternative project plan should include a specific development condition that limits density and height in perpetuity to preserve the historic district. Also, the ingress and egress to the block-long mixed-use structure and the addition of a private paseo between DeLongpre and Afton Place introduces commercial traffic onto DeLongpre and Afton Place further degrading the residential setting and environment.

Finally, Hollywood Heritage requests a clear discussion of allowable density for the project as well as the existing density in the table of notice. The project proposal should additionally include a Preservation Plan for the treatment of the historic bungalows, not just a reference to Secretary of the Interior Standards in the mitigation measure. We at Hollywood Heritage propose removing all density from the historic bungalows in perpetuity. Hollywood Heritage urges you amend the existing plan, or present an alternative plan, to ensure that the above significant impacts are analyzed by qualified personnel as part of the development of a Secretary of the Interior Standards conforming preservation plan, and that the preservation plan is well-integrated with related action items throughout the EIR process and implementation. Doing so will ensure that Afton Square retains its character-defining features. Please let us know if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Adkins". The signature is fluid and cursive, with a prominent initial "R".

Richard Adkins
President, Hollywood Heritage, Inc.

ROBERTSON PROPERTIES GROUP
120 N. Robertson Blvd., Floor 3
Los Angeles, CA 90048

RECEIVED
CITY OF LOS ANGELES

JUL 12 2017

**MAJOR PROJECTS
UNIT**

July 6, 2017

VIA EMAIL, FEDEX OVERNIGHT & U.S. MAIL
sarah.molina-pearson@lacity.org

Sarah Molina Pearson
Environmental Analysis Section
Department of City Planning
200 North Spring Street
Room 750
Los Angeles, CA 90012

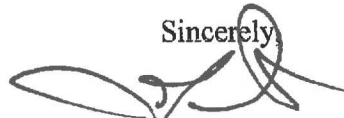
Re: 1360 N. Vine Street
Case No. ENV-2016-3778-EIR

Dear Ms. Pearson:

I am sending this letter on behalf of Robertson Properties Group ("RPG") in its capacity as agent for the owners of the properties located at 6360-6380 Sunset Blvd. and 1413 Vine St. Those properties are commonly referred to as the Dome Entertainment Center ("DEC") (which includes the ArcLight Cinema) and the Dome Garage. We have received the Notice of Preparation for the above-referenced project and request that the EIR study the project's potential impact to DeLongpre Avenue. A highly utilized entrance and exit to a 7-level parking garage serving the DEC are located on DeLongpre. The analysis of the project's impacts to DeLongpre should include a study of the need for the installation of a traffic signal at the Vine Street/Homewood Avenue-Afton Place intersection. Such a signal may alleviate the cut-through traffic on De Longpre attributable to the proposed project.

RPG appreciates the opportunity to raise these issues so we can be assured that the DEC can continue to provide retail and entertainment opportunities for the region while accommodating redevelopment in Hollywood.

Sincerely,



Jill Saperstein, Secretary

ROBERTSON PROPERTIES GROUP
120 N. Robertson Blvd., Floor 3
Los Angeles, CA 90048

July 6, 2017

VIA EMAIL, FEDEX OVERNIGHT & U.S. MAIL
sarah.molina-pearson@lacity.org

Sarah Molina Pearson
Environmental Analysis Section
Department of City Planning
200 North Spring Street
Room 750
Los Angeles, CA 90012

Re: 1360 N. Vine Street
Case No. ENV-2016-3778-EIR

Dear Ms. Pearson:

I am sending this letter on behalf of Robertson Properties Group (“RPG”) in its capacity as agent for the owners of the properties located at 6360-6380 Sunset Blvd. and 1413 Vine St. Those properties are commonly referred to as the Dome Entertainment Center (“DEC”) (which includes the ArcLight Cinema) and the Dome Garage. We have received the Notice of Preparation for the above-referenced project and request that the EIR study the project’s potential impact to DeLongpre Avenue. A highly utilized entrance and exit to a 7-level parking garage serving the DEC are located on DeLongpre. The analysis of the project’s impacts to DeLongpre should include a study of the need for the installation of a traffic signal at the Vine Street/Homewood Avenue-Afton Place intersection. Such a signal may alleviate the cut-through traffic on De Longpre attributable to the proposed project.

RPG appreciates the opportunity to raise these issues so we can be assured that the DEC can continue to provide retail and entertainment opportunities for the region while accommodating redevelopment in Hollywood.

Sincerely,



Jill Saperstein, Secretary



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Case N. Env-201603778-EIR

1 message

Hanna, Lilian <LHanna@decurion.com>

Thu, Jul 6, 2017 at 9:49 AM

To: "sarah.molina-pearson@lacity.org" <sarah.molina-pearson@lacity.org>

Cc: "Denney, Erica" <edenney@decurion.com>

Dear Sarah: Please find attached a letter in regards to the above-referenced EIR for a potential development at 1360 N. Vine Street. Please let me know if you have any questions.

Thank you.

Lilian

Lilian Hanna

VP of Operations

Robertson Properties Group

120 N. Robertson Blvd., Floor 3

Los Angeles, CA 90048

[310-855-8252](tel:310-855-8252)



1360 N. Vine Street - Case No. ENV-2016-3778-EIR.PDF

385K

ROBERTSON PROPERTIES GROUP

120 N. Robertson Blvd., Floor 3
Los Angeles, CA 90048

July 6, 2017

VIA EMAIL, FEDEX OVERNIGHT & U.S. MAIL
sarah.molina-pearson@lacity.org

Sarah Molina Pearson
Environmental Analysis Section
Department of City Planning
200 North Spring Street
Room 750
Los Angeles, CA 90012

Re: 1360 N. Vine Street
Case No. ENV-2016-3778-EIR

Dear Ms. Pearson:

I am sending this letter on behalf of Robertson Properties Group (“RPG”) in its capacity as agent for the owners of the properties located at 6360-6380 Sunset Blvd. and 1413 Vine St. Those properties are commonly referred to as the Dome Entertainment Center (“DEC”) (which includes the ArcLight Cinema) and the Dome Garage. We have received the Notice of Preparation for the above-referenced project and request that the EIR study the project’s potential impact to DeLongpre Avenue. A highly utilized entrance and exit to a 7-level parking garage serving the DEC are located on DeLongpre. The analysis of the project’s impacts to DeLongpre should include a study of the need for the installation of a traffic signal at the Vine Street/Homewood Avenue-Afton Place intersection. Such a signal may alleviate the cut-through traffic on De Longpre attributable to the proposed project.

RPG appreciates the opportunity to raise these issues so we can be assured that the DEC can continue to provide retail and entertainment opportunities for the region while accommodating redevelopment in Hollywood.

Sincerely,



Jill Saperstein, Secretary



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Marco Alarcon <malarcon@azulstrategies.org>

Tue, Jul 18, 2017 at 10:11 PM

To: sarah.molina-pearson@lacity.org, councilmember.ofarrell@lacity.org, chris.robertson@lacity.org

Sarah Molina Pearson, City Planner
 City of Los Angeles, Department of City Planning
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR

Onni Capital, LLC
 1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

- The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.
 - Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.
 - Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.
- It would cause disruptions to the current community.
 - Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.
 - Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.
 - Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.
- The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.
 - Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.
 - Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under

\$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to **REJECT** the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,

Marco Alarcon Jr.
6211 Afton Place #6
Los Angeles, CA 90028



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Cheryl Biggs <cherylbiggs@ymail.com>

Thu, Jul 20, 2017 at 6:24 PM

Reply-To: Cheryl Biggs <cherylbiggs@ymail.com>

To: "sarah.molina-pearson@lacity.org" <sarah.molina-pearson@lacity.org>

Cc: "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "chris.robertson@lacity.org" <chris.robertson@lacity.org>, "christopher.mueller323@gmail.com" <christopher.mueller323@gmail.com>

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR

Onni Capital, LLC
1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

- The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.
 - Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.
 - Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.

- It would cause disruptions to the current community.
 - Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.
 - Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.
 - Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.

- The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.

- o Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.
- o Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to **REJECT** the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,

Cheryl Biggs
6141 Afton Pl. #202
Los Angeles, CA 90028



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Attn: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Allison Sabrie Dozet <contact@allisonsabrie.com>

Sun, Jul 23, 2017 at 4:21 PM

To: sarah.molina-pearson@lacity.org

Sarah Molina Pearson, City Planner
 City of Los Angeles, Department of City Planning
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR
 Onni Capital, LLC
 1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

- The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.
 - Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.
 - **Access to light** - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street. This is specifically concerning as lighting has the power to effect moods and activity levels for current block tenants.
- It would cause disruptions to the current community.
 - Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.
 - Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.
 - **Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.**
- The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.
 - Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.

- o Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to **REJECT** the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,

Allison S. Dozet
6234 De Longpre Ave. Apt 109
Los Angeles, CA 90028

Allison Sabrie Dozet | Human, Artist, Designer



allisonsabrie.com
[allisonsabrie](http://allisonsabrie.com)



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Oliver Endahl <oliverendahl@gmail.com>

Thu, Jul 20, 2017 at 10:10 PM

To: sarah.molina-pearson@lacity.org, councilmember.ofarrell@lacity.org, chris.robertson@lacity.org

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR
Onni Capital, LLC
1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have concerns about the impact this development, as currently purposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.

Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or

grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.

The housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to REJECT the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, and enrich the quality of life.

Thank you,

Oliver Endahl
6226 De Longpre Ave
1/4
Los Angeles, CA 90028

Sent from my iPhone



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Project: 1360 N. Vine Street

1 message

Stuart Falk <stuartfalk@icloud.com>

Sat, Jun 24, 2017 at 12:53 PM

To: sarah.molina-pearson@lacity.org

Re Case No.: ENV-2016-3778-EIR

Project Name: 1360 N. Vine Street

Dear Ms. Pearson,

Having received and fully studied the Notice dated June 22, 2017, I am writing in full support of the approval and construction of this project.

I am a senior citizen currently living in HUD low income senior housing within close vicinity of this project; my building is one of several such low income HUD projects managed by Thomas Safran & Associates and located close to 1360 N. Vine Street. For my, and I believe my views represent those of other such residents, the realization of this project will make the neighborhood more walkable, while provided much need additional housing close to mass transit. Having additional full time residents in the area will not only add a degree of safety and vitality, but make Vine Street more walkable. In particular, the applicant states that there will be ground floor retail, including a grocery store. Right now, the closest grocery store is the Trader Joe's located at 1600 N. Vine, which being too far us to walk with loaded shopping bags, requires that I drive to and from 1600 N. Vine, adding to traffic congestion and pollution. When this project is realized I swill be able to walk to and from the new grocery store, thus further improving traffic and mitigating the additional cars from the new building's tenants. The building will improve the streetscape and should have the effect of inspiring further new improvements between Fountain Avenue and Sunset Blvd, eventually extending down to Santa Monica Blvd.

For all these reasons, I enthusiastically support the project without modification of the plans as submitted by the project applicant.

Thank you for your consideration.

Sincerely,

Stuart

Stuart Falk
6222 Fountain Ave Apt 318
Los Angeles, CA 90028
Tel. (323) 962-7006
Cell: (323) 510-8191
stuartfalk@me.com



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

1360 N Vine St

1 message

Elizabeth Finder <lizisnotlost@gmail.com>

Fri, Jul 21, 2017 at 10:34 AM

To: sarah.molina-pearson@lacity.org

Ms. Pearson,

My name is Elizabeth Finder, I'm writing in regards to the 1360 N Vine St project. I am a resident of 6141 Afton Pl, a half block down from the proposed site. My main concern is parking. We rely entirely on street parking and things are tight as it is - if I have a Friday or Saturday night shift I will often have to circle for up to an hour before I find a spot. Removing two blocks worth of options in addition to a large increase in traffic will only worsen that. I am open to this project if solutions are proposed, but at the meeting my concerns were brushed aside. We were told we would most likely not be able to purchase parking in the garage and that we should not be worried anyway because the site would be self-contained. If I may be frank, that is completely unrealistic. At the moment, our neighborhood does not have permit parking and patrons will take advantage of that. Please take these concerns into consideration.

Thank you for your time.

Elizabeth Finder



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Afton Place development

1 message

Deb Fisher <debrajfisher28@gmail.com>

Fri, Jul 21, 2017 at 1:22 PM

To: sarah.molina-pearson@lacity.org, Mitch O'Farrell <councilmember.ofarrell@lacity.org>, Dan Halden <daniel.halden@lacity.org>, chris.robertson@lacity.org

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR
Onni Capital, LLC
1360 N. Vine Street

.Dear Ms. Pearson,

My name is Debra J. Fisher and I live at 6254 Afton Place, right next door to Stephen Sollitto at 6260. I also own the home directly across the street from the proposed Omni development at 1360 N Vine Street.

I have lived on the property since 2007 and bought this house in 2011 because I thought the neighborhood charm of the Craftman homes on the south side and the look of the three bungalows across the street was a blessing right in the middle of this busy city. There is so much light here.

Although we don't live in the Hollywood Hills when I step out my front door I can see sky. The buildings are low and the neighborhood inviting.

I too am not opposed to development. I fully support the proposed development across the street at Homeward and Vine. But what is happening at 1360 N Vine Street would completely destpy this neighborhood. It is so massive and out of scale with everything around it. These are protected 1920's craftman homes.

The architect smartly faces all of the units towards the neighborhood because he wants to avoid the noise of Vine St traffic. But it is our neighborhood who suffers because we will hear all the residets on their balconies and congregating by the pool.

I too am lucky to have a driveway but we are crunched for parking spaces in the neighborhood. I can't imagine how hard it will be as they build this and trucks block our driveways and the street to say nothing of the fact that when they are finished how much harder it will be for people to find parking on the street.

Rearranging the bungalows will ruin any sort of historic context. Build and preserve. The very few remaining Hollywood Bungalows and Craftsman homes are just as important to the city as the stars are.

I understand that something in our city has to give. With so many people on the street and rents skyrocketing because there are so few places to rent but something of this scale would ruin this charming historic Hollywood Neighborhood.

7/25/2017

City of Los Angeles Mail - Afton Place development

Please listen to us. The homeowners and rents that have lived here for more than a decade...

Sincerely

Debra J. Fisher
6254 Afton Place
LA, CA 90028
[310-902-4620](tel:310-902-4620)



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Joao Nicolau <sailorinla@gmail.com>

Fri, Jul 21, 2017 at 12:48 PM

To: sarah.molina-pearson@lacity.org

Cc: christopher.mueller323@gmail.com, councilmember.ofarrell@lacity.org, chris.robertson@lacity.org

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR

Onni Capital, LLC
1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.

Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.

Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.

It would cause disruptions to the current community.

Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.

Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.

Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.

The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.

Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.

Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to REJECT the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,
Maria Gonzalez
6141 Afton Place



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Brian hanish <hollywoodhanish@gmail.com>

Fri, Jul 21, 2017 at 2:12 PM

To: sarah.molina-pearson@lacity.org

Cc: councilmember.ofarrell@lacity.org, chris.robertson@lacity.org, christopher.mueller323@gmail.com

To: sarah.molina-pearson@lacity.orgcc: councilmember.ofarrell@lacity.org, chris.robertson@lacity.org,christopher.mueller323@gmail.com

Subject Line: RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

===== COPY FOR EMAIL =====

Sarah Molina Pearson, City Planner

City of Los Angeles, Department of City Planning

200 N. Spring Street, Room 750

Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR

Onni Capital, LLC

1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire (Width) length of the block.

Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.

Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.

It would cause disruptions to the current community.

Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.

Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.

Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.

The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.

Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.

Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, (16 on site 19 OFFSITE <where would that be> The developer plans to destroy a 2 story 8 unit apt building to make room, thats half of the proposed low income units right there.)

this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to REJECT the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

(I have counted at least 15 major construction projects in less than 1/2 mile)
COLUMBIA SQUARE - finished (NEU haus) your not welcome if not member.
Highland+Franklen
Argyle+Yucca - Hotel
Argyle Yucca - Hotel
Hollywood+Argyle - mixed use
Sunset+Western - Target (stalled construction)
Sunset+Gordon - finished (unused-empty)
Sunset+Bronson - proposed
Paladium Towers - proposed
Nickelodeon - proposed
Former Buzz Feed - proposed
Santa Monica BL + Las Palmas
Western+ De Longpre
Wilcox + Selma
Cole + Fountain

WHERE is the water for all of these developments to come from
if we are in short supply?

The road ways at the project should BE made WIDER on De Longpre an
Afton to accommodate traffic,
And while we are mentioning traffic,
De Longpre is a POLICE and FIRE thru way as Sunset can get clogged up.
and there is a Hospital on De Longpre.

Thank you,
A 25 year resident of De Longpre

Brian S. Hanish

Curt LaFurney

6200 De Longpre Ave #C
Hollywood



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

From Gary Levin 6102 Delongpre Los Angeles 90028

1 message

Gary Levin <ecgary@hotmail.com>

Fri, Jul 21, 2017 at 4:04 PM

To: "chris.robertson@lacity.org" <chris.robertson@lacity.org>, "christopher.mueller323@gmail.com" <christopher.mueller323@gmail.com>, "sarah.molina-pearson@lacity.org" <sarah.molina-pearson@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>

To the city I as well as most of the neighbors in my neighborhood are opposed to the 260 foot building project at Vine and Delongpre

My number is [213 494 9212](tel:2134949212)





Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE Case No.: ENV-2016-3778-EIR 1360 N. Vine-concern with current proposal

1 message

Orlando Modeno <orlandokevin@gmail.com>

Thu, Jul 20, 2017 at 12:49 PM

To: sarah.molina-pearson@lacity.org

Cc: councilmember.ofarrell@lacity.org

Good Afternoon,

As a fervent registered voter and tenant of Afton Arms (6141 Afton Place) for over 9-years, I have major concerns with the proposed project for many reasons but I will list 3 reasons that stand out for me.

1. *Size of proposed development project:* The scale of the proposed project is out of scale with the surrounding. Most of the neighborhood is made up of small historic bungalows, buildings of historic importance (like Afton Arms), modest apartment buildings, and 1, 2, or 3 story houses that blend in naturally with the neighborhood. The proposed development would alter the quality of life in our neighborhood, one of the main reasons I chose to live at Afton Arms was that it was close to public transportation and it's convenient to commercial enterprises such as Trader Joes, LA Fitness, and great cafes; yet, it is tucked away in a quiet neighborhood just a couple of blocks from all the street action. The proposed project with radically change all that because it would alter our quality of life by its sheer size and close proximity to our neighborhood.

2. *Parking and Traffic:* Parking has never been easy in our neighborhood and the proposed development will only exacerbate the shortage of parking we deal with on a day-to-day basis. As you are well-aware, zoning rules requires developments to provide certain amount of parking to tenants and visitors, thereby disincentivizing people to take public transport and increasing traffic and environmental degradation. El Centro (1 block east of Vine St) is already becoming congested during the evening rush-hour from Fountain Avenue to Sunset Blvd. Again, the proposed development project would only exacerbate the parking and traffic issue.

3. *Affordable Housing:* The proposed development project does little to combat affordable housing for people earning the median income in Los Angeles. The proposed development project has proposed to set-aside 10% of their units to low income but what about median income earners? There is a huge demand for affordable housing from median income Angelenos that is simply not being addressed. I have a friend who lives in the Easttown apartment complex on the north-side of Hollywood Blvd, 1 block east of Vine Street and he pays \$2500 for a studio apartment, but only because he comes from old money can he afford to live there. Yet, he has told me that there are empty units in that complex because few could afford such prices; yet, the same developers are building another apartment complex right across the street on the south-side of Hollywood Blvd.; and according to some sources, they are supposed to have 1-2 grocery stores on the ground floor. Again, there is no shortage of housing for high-income earners but affordable housing is something we desperately need in Los Angeles.

Thank you for taking your time to read my concerns and hope have a great day!

-Orlando K Modeno,
6141 Afton Place #114
Hollywood, CA 90028



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Christopher Mueller <christopher.mueller323@gmail.com>

Tue, Jul 18, 2017 at 9:16 PM

To: sarah.molina-pearson@lacity.org

Cc: councilmember.ofarrell@lacity.org, chris.robertson@lacity.org

Sarah Molina Pearson, City Planner
 City of Los Angeles, Department of City Planning
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR

Onni Capital, LLC
 1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

- The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.
 - Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.
 - Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.
- It would cause disruptions to the current community.
 - Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.
 - Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.
 - Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.
- The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.
 - Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.
 - Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under

\$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to **REJECT** the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,

Christopher Mueller
1351 N. El Centro Ave., Los Angeles, CA 90028



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Case No.: ENV-2016-3778-EIR

1 message

joao@freedesignstudio.com <joao@freedesignstudio.com>

Fri, Jul 21, 2017 at 12:44 PM

To: sarah.molina-pearson@lacity.org

Cc: councilmember.ofarrell@lacity.org, chris.robertson@lacity.org, christopher.mueller323@gmail.com

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR
Onni Capital, LLC
1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.

Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.

Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.

It would cause disruptions to the current community.

Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.

Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.

Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.

The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.

Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.

Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to

provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to REJECT the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,
Joao Nicolau



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Tro Shaw <troshaw@gmail.com>

Thu, Jul 20, 2017 at 10:12 PM

To: sarah.molina-pearson@lacity.org

Cc: councilmember.ofarrell@lacity.org, chris.robertson@lacity.org, christopher.mueller323@gmail.com

Sarah Molina Pearson, City Planner
 City of Los Angeles, Department of City Planning
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR
 Onni Capital, LLC
 1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

- The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.
 - Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.
 - Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.
- It would cause disruptions to the current community.
 - Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.
 - Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.
 - Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.
- The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.
 - Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.

- o Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to **REJECT** the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,

-Tro Shaw-
(412) 849-9463
www.troshaw.com



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Re: Case No: ENV-2016-3778-EIR N.Vine - Concerns with current proposal

1 message

Stephen Sollitto <ssollit@aol.com>

Thu, Jul 20, 2017 at 5:01 PM

To: sarah.molina-pearson@lacity.org

Cc: councilmember.ofarrell@lacity.org, chris.robertson@lacity.org, christopher.mueller323@gmail.com

Dear Ms. Pearson,

My name is Stephen Sollitto. I own the home directly across the street from the proposed Omni development at 1360 N Vine Street.

I bought my house in 2004 here because I thought the neighborhood of these 5 Craftman homes on my side and the look of the three bungalows across the street from me looked soo charming right in the middle of this busy city. There is so much light here.

Although I dont live in the hills when I step out my front door I can see sky. The buildings are low and the neighborhood inviting.

I am not opposed to development. I fully support the proposed development across the street at Homeward and Vine. But this development at 1360 N Vine Street would crush this neighborhood. It is so massive and out of scale with everything around it. These are 1920's craftman homes.

The architect smartly faces all of the units towards the neighborhood because he wants to avoid the noise of Vine St Traffic. But then the neighborhood is the one who suffers because we will hear all these people on their balconies and congregating by the pool.

I am lucky that I have a driveway but we are crunched for parking spaces in the neighborhood. I cant imagine how hard it will be as they build this and trucks block my driveway and the street to say nothing of the fact that when they are finished how much harder it will be for people to find parking on the street.

Rearranging the bungalows will defeat the street as well as ruin any sort of historic context. Build and preserve. The very few remaining Hollywood Bungalows and Craftsman homes are just as important to the city as the stars are.

I understand that something in our city has to give. With so many people on the street and rents skyrocketing because there are so few places to rent but something of this scale would ruin this charming historic Hollywood Neighborhood.

Sincerely,

Stephen Sollitto

Sent from my iPhone

2 attachments**image1.JPG**
2209K



image2.JPG
1688K



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Development proposal for 1360 No. Vine St., Los Angeles 90028

1 message

ANTONELLA SPURGEON <antonellac325@msn.com>

Wed, Jul 19, 2017 at 9:15 AM

To: "sarah.molina-pearson@lacity.org" <sarah.molina-pearson@lacity.org>

Cc: "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "chris.robertson@lacity.org" <chris.robertson@lacity.org>, "christopher.mueller323@gmail.com" <christopher.mueller323@gmail.com>

Sarah Molina
Pearson, City Planner
City of Los
Angeles, Department of City Planning
200
N. Spring Street, Room 750
Los
Angeles, CA 90012

RE: Case No.:
ENV-2016-3778-EIR
Onni Capital,
LLC
1360 N. Vine
Street

Dear Ms. Pearson,

As a resident

of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis.

Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

- The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.
 - Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.
 - Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.

It would cause disruptions to the current community.

- Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.
 - Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.
 - Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.
- The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.
 - Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.
 - Exacerbating the housing crisis
 - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident

of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to

REJECT

the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose

a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with

our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,

Antonella

C Spurgeon

6141 Afton

Pl. Apt. #313

7/25/2017

City of Los Angeles Mail - Development proposal for 1360 No. Vine St., Los Angeles 90028

Los Angeles,
CA 90028



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

mojave1@juno.com <mojave1@juno.com>

Thu, Jul 20, 2017 at 6:21 PM

To: sarah.molina-pearson@lacity.org

Cc: councilmember.ofarrell@lacity.org, chris.robertson@lacity.org, christopher.mueller323@gmail.com

Sarah Molina Pearson, City Planner
 City of Los Angeles, Department of City Planning
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR

Onni Capital, LLC
 1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

- The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.
 - Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.
 - Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.
- It would cause disruptions to the current community.
 - Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.
 - Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.
 - Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.
- The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.
 - Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.
 - Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under

\$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to **REJECT** the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,

Anthony Sullivan
Building Manager & Resident of Afton Arms 6141 Afton Pl. #103, LA CA 90028

Police Urge Americans to Carry This With Them at All Times

The Observer

<http://thirdpartyoffers.juno.com/TGL3142/5971574f3510c574e38cbst03vuc>

Sponsored Links 



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: Case No.: ENV-2016-3778-EIR 1360 N. Vine - Concerns with current proposal

1 message

Meeghan Weber <meeghanweber@gmail.com>

Fri, Jul 21, 2017 at 1:32 PM

To: sarah.molina-pearson@lacity.org

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: Case No.: ENV-2016-3778-EIR

Onni Capital, LLC
1360 N. Vine Street

Dear Ms. Pearson,

As a resident of the Afton Square Historic District in Hollywood I have serious concerns about the negative impact this development, as currently proposed, will have on the quality of life in my community and its lack of a positive impact on the city's housing crisis. Below is a list of concerns with the current proposal from Onni for the development at 1360 N. Vine Street.

- The scale is out of proportion with the existing community with a proposed height of over 260 feet tall and a proposed width that would encompass the entire length of the block.
- - Size out of scale - The proposed building would be three times as tall as any current residential building in the Afton Square Historic District.
 - Access to light - The proposed building would block out the light in the afternoon for all of the residents on the blocks east of Vine Street.
- It would cause disruptions to the current community.
- - Noise pollution - The proposed design has an outdoor pool deck with balconies facing east toward the existing community.
 - Traffic - The current plan to run delivery trucks and supply vehicles in a "supply circle" would dump out on Afton Place to the south and De Longpre Avenue to the north will effectively block the western end of both these narrow streets to through traffic. The addition of so many residences would only increase the traffic which already backs up daily in evening rush hour down El Centro Ave., from Sunset to south of Afton Pl.
 - Parking - The current design has 1.3 parking spots per unit but does not take into account the proposed commercial space for a restaurant or grocery store. Currently, residents are starved for parking due to the many businesses in the area and this would only exacerbate the situation.

- The variances to the building code would have a negative impact on this historical community plan and would provide a setback to the housing crisis facing the city of Los Angeles.
- - Historic community impact - Besides the scale of the development on current residences the proposed move of the bungalows next to the development on Afton Pl. and De Longpre Ave. destroys historical context and changes the streetscape.
 - Exacerbating the housing crisis - While the development proposes low-income residences for under 10% of its units, this does little to provide housing for people earning the median income, which is just under \$61,000 a year in the City of Los Angeles. This building does not provide units at a cost that most jobs in the area would support. It also does not aim to provide the type of units that most people could afford if they were sold as condominiums. A recent report by Redfin shows that median household earners in LA can afford less than 7% of homes today, which has dropped from around 23% in 2012. Nothing in the current proposal for this development would alleviate this issue.

As a resident of the Afton Square Historic District and voter of the great city of Los Angeles, I ask for the Department of City Planning to **REJECT** the current proposal for development at 1360 N. Vine. I ask that the developer instead considers an intelligent, strategic, proposal that fits in harmony with the current historic district as well as provide the type of housing that helps ameliorate our city's housing crisis.

I propose a neighborhood task force to see how this location could be best utilized for current and potential new residents of Afton Square Historic District. We are a Y.I.M.B.Y (Yes In My Back Yard) oriented community and want a development that will be cohesive with our neighborhood's ambiance, preserve its historic significance, and provide residences that are affordable for a larger swath of the Hollywood community.

Thank you,

Meeghan Weber
6234 DeLongpre Ave. #203
Los Angeles, Ca. 90028



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: ENV-2016-3778-EIR ONNI

1 message

Donna Williams <wacinconserve@sbcglobal.net>

Wed, Jul 19, 2017 at 3:48 PM

To: sarah.molina-pearson@lacity.org

Cc: Chris Robertson <Chris.robertson@lacity.org>

Dear Ms. Molina Pearson,

Please find attached a PDF document in response to Case # ENV-2016-3778-EIR. Please do not hesitate to contact me if you have any questions.

Sincerely,

Donna Williams and Paul Gordon

2 attachments



**WILLIAMS ART
CONSERVATION**
CONSERVATION OF SCULPTURE
AND ARCHITECTURAL MATERIALS

WAC_emailSigf_5.1.13_72dpi.png
22K

DONNA WILLIAMS
6234 Alton Place
Los Angeles, CA 90028
STUDIO 323.462.2346
MOBILE 213.407.0862

Paul Gordon Case No. ENV-206-3177-EIR ONNI Project.pdf
60K

July 12, 2017

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
sarah.molina-pearson@lacity.org

**RE: Case No.: ENV-2016-3778-EIR
Onni Capital, LLC
1360 N. Vine Street**

Dear Ms. Molina-Pearson,

My wife and I have lived in Hollywood for almost 40 years. In 2004 we purchased a small bungalow on Afton Place.

Because it was registered as one of the Hollywood's few remaining intact bungalow neighborhoods, it was our understanding that the historic district of Afton Square was relatively safe from the kind of development which has compromised the quality of life in so many residential neighborhoods throughout Los Angeles.

Now it appears a Carnival Cruise ship has steamed up Vine Street and dropped anchor at the end of our block.

As proposed, the Onni project stands a block wide, over 260 feet tall, with half a million square feet, five liquor licenses, and scores of open balconies towering over our narrow, leafy street. The design, crowed the architect (without a trace of irony) was "a tribute to the California bungalow experience."

The size is clearly out of scale. Noise and parking issues – and their corresponding requests for waivers and variances, most notably for to sidestep low-income housing requirements - abound. The current plans to run delivery trucks and supply vehicles in a "supply circle" which dumps out on Afton to the south and deLongpre to the north will effectively seal off the western end of both these narrow streets to local traffic.

While the project will reach maximum disruption during the construction phase, life will hardly be much better when completed, for those of us who remember the neighborhood as it was. Cast an eye across the full-color renderings: The Onni project is effectively the end of the historic neighborhood of Afton Square.

The message is clear enough: While the proposed plan may seem out of scale and context to historic Afton Square, when the other planned developments in the area get underway, this generic 'bungalow experience' will fit right in.

Instead it is residents like us - your voters - who are out of context in this Hollywood 'renaissance.'

Sincerely,

Paul Gordon
Donna Williams
6234 Afton Place
Los Angeles, CA 90028



Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

RE: ENV-2016-3778-EIR ONNI Capital, LLC

1 message

Donna Williams <wacinconserve@sbcglobal.net>
To: sarah.molina-pearson@lacity.org
Cc: Chris Robertson <Chris.robertson@lacity.org>

Wed, Jul 19, 2017 at 3:51 PM

Dear Ms. Molina-Pearson,

I have attached a personal response to ENV-2016-3778-EIR. Please do not hesitate to contact me if you have any questions.

Sincerely,

Donna Williams

2 attachments



**WILLIAMS ART
CONSERVATION**
CONSERVATION OF SCULPTURE
AND ARCHITECTURAL MATERIALS

WAC_emailSigf_5.1.13_72dpi.png
22K

DONNA WILLIAMS
6234 Alton Place
Los Angeles, CA 90028
STUDIO 323.462.2346
MOBILE 213.407.0862

 **ENV-2016-3778-EIR Donna Williams.pdf**
2117K



WILLIAMS ART CONSERVATION

CONSERVATION OF SCULPTURE
AND ARCHITECTURAL MATERIALS

6234 Afton Place, Los Angeles, CA 90028

STUDIO 323 462-2346

MOBILE 213 407-0862

wacinconserve@sbcglobal.net

July 19, 2017

Sarah Molina Pearson, City Planner
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Sarah.molina-pearson@lacity.org
(213) 473-9983

Re: Notice of Preparation of an Environmental Impact Report for Project 1360 N. Vine Street (Case No. ENV-2016-3778-EIR)

Dear Ms. Pearson:

I am sending this letter to respond to the Notice of Preparation (NOP) provided by Los Angeles Department of City Planning (City Planning) for Environmental Impact Report # ENV-2016-3178-EIR, Planning Case # TBD.

My husband and I have lived in Hollywood for almost 40 years. In 2004 we purchased a small bungalow on Afton Place. We bought specifically because it was located in an identified historic neighborhood.

I do not oppose development but I do oppose projects, which completely disregard both the intent and the letter of city planning and land use. In this case asking for variances that exceed both the existing planning regulations and the new draft of the Hollywood Community Plan.

The ONNI proposal calls for 442,639 square feet of new development, with 429 dwelling units, 15 live-work units, 55,000 square foot grocery store, 5,000 square feet commercial retail and up to 8,988 square feet restaurant uses, a maximum structure height of 262.5 feet, and a license to sell alcohol in five separate establishments. Such structure dimensions are not possible under the property's current C4-2D-SN and R4-2D designations, which permits a maximum Floor Area Ratio (FAR) of 2:1.

I would like to see the following issues addressed in the EIR report.

- The proposed mixed-use development project actually spans 1360, 1358, 1356, 1354, 1352, 1350, 1348, 1330 Vine Street and 6268, 6262, 6256, 6254 DeLongpre and 6261, 6255, 6251, 6245, 6241 Afton Place. The current document does not identify a property on Vine St and properties on DeLongpre and Afton Place. Revise document to list all extant properties. (Omitted addresses from preliminary EIR in blue)
- Afton Square is a resource identified as an historic district eligible for listing to the National Register. Provide alternate plan which keeps the existing bungalows in their historic relationship to the street to mitigate potential adverse affect to their listing on the national register and mitigate the proposed mixed use commercial/residential development extending one half block into the residential neighborhood.
- The property at 1330 has been identified as potentially eligible for the National Register. Interestingly enough this property was historically a central market. Provide further assessment of this property and alternate plan to

incorporate the building in its historic use, as the proposed project provides for a grocery store.

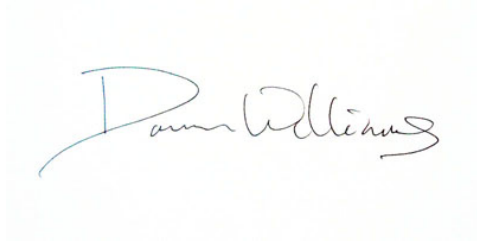
- Provide alternate plan using the zoning and land use policies and recommendations provided in the new Preservation chapter of the Draft Hollywood Community Plan, as well as potential overlays and zoning in the Community Plan's Land Use section. The proposed height of the block wide building does not conform to infill as recommended by the Secretary of the Interior Standards.
- The proposed 262-foot height of the block long structure will overshadow the entire neighborhood east of Vine creating shadow for the entire afternoon. Provide shadow study for all times of year.
- Show alternate plan eliminating the 47-foot wide paseo between Afton Place and DeLongpre. While the developer identifies this as a community benefit, the reality in this neighborhood is that the paseo will be gated to prevent the large homeless population from entering the property. Provide information that identifies the extent of this neighborhood problem and evaluate potential "community benefit." In addition, the paseo necessitates the relocation of the historic bungalows to accommodate the 47-foot "private" park.
- Show alternate plan to the proposed traffic circle of ingress and egress to the block-long development using DeLongpre and Afton Place. Both of these streets are very narrow and will degrade neighborhood access to Vine Street. In addition, commercial vehicle traffic will disrupt the surrounding neighbors at all hours of the day and evening. Afton Square is contained by Vine to the west and Gower to the east. The only other north-south artery of El Centro is already clogged with traffic during rush hour. A more detailed traffic analysis, which looks at the configuration of the neighborhood, which is effectively contained by Sunset to the north, Vine Street to the west, Fountain to the south and Gower to the east is really required to understand the traffic impact to the area.
- Provide plan for traffic impacts **during** construction that address site ingress and egress and identify where all labor will be parking during work hours. The Arclight parking facility is not a viable answer. Every proposed project has identified this venue as available parking, information verifying this option should be provided. There is currently construction at Fountain extending north to DeLongpre between Cole and Cahuenga. The Academy Square project across the street from this proposed project should also be a factor in the analysis.
- Show alternate plan to provide for both moderate income and low-income housing. The amount of designated onsite low-income units is only half of the 35%, which is being used to apply for zoning variances. Providing funds for off site low-income units does not address the need of the neighborhood and is not a community benefit. While the proposal identifies the rental units lost at 6241 Afton Place it does not identify the additional rental properties behind the bungalows on DeLongpre. The number of potential units should be identified and included. The neighborhood reflects income diversity of both low and moderate incomes. Provide alternate plan to accommodate and provide neighborhood income diversity. The relocation of the bungalows with potential loss of historic zoning and land use (high-turnover restaurants are proposed) eliminates these moderate-income residences from the housing market.
- Provide determinations of anticipated increased noise and light pollution levels resulting from the 490 residences terraced with patios above the neighborhood. Provide an alternate plan with specific remedies to address these conditions.
- Provide determinations of anticipated increased noise and light pollution levels resulting from the location of the swimming pool currently located above the average surrounding height of bungalow residences and provide alternate plan to relocate swimming pool to reduce noise and light pollution.

The neighborhood **expects** to see alternatives to the current ONNI proposal. These alternatives should minimize the impact on historic resources by reducing the size, scale, and use design of the development to make it more compatible with the historic streetscapes of Vine, DeLongpre and Afton Place. An effort to maintain historic properties in their street-facing orientation and routing new structure ingress and egress from Vine Street is strongly preferred.

Approval of the existing project will incentivize other owners in the neighborhood to request the same variances, which will result in the loss of the historic character and potential national listing of this neighborhood.

For those of us both owners and renters, who have invested in this neighborhood, I urge you to require alternative plans to mitigate the very real and negative impacts associated with this project as proposed.

Sincerely,

A handwritten signature in blue ink that reads "Donna Williams". The signature is written in a cursive style with a large initial "D".

Donna Williams
Home and Business Owner

CC
Chris Robertson, AICP, LEED AP
Planning Director
Office of Councilmember Mitch O'Farrell, 13th District
200 N. Spring Street, Room 480, Los Angeles, CA 90012
(213) 473-7013 w| (213) 265-6353 c| www.cd13.org
chris.robertson@lacity.org

Afton Square Historic District

- █ District Outline
- █ Demolished
- █ In danger of demolition
- █ District Contributor
- █ Non-Contributor in 2009 (ARG)

66 Total Properties
 51 Contributors
 15 Non-Contributing
 77% Historic



From: **Veronica L.** <univero99@gmail.com>
Date: Tue, Aug 22, 2017 at 3:41 PM
Subject: 1360 N. Vine Street | ENV-2016-3778-EIR
To: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>
Cc: "Veronica L." <univero99@gmail.com>

Dear Ms. Molina Pearson

Please keep me on the list of interested persons to receive timely notice of all hearings, votes, determinations, and official filings related to the proposed mixed-use project at 1360, 1358, 1356, 1354, 1352, 1350, and [1348 N. Vine Street, Los Angeles, CA 90028](#), submitted by ONNI Capital, LLC.

When completed, I would also like hard copies or access to a digital copies of the draft environmental impact report and final environmental impact report.

Thank you.

Sincerely,
Veronica Lebron
[1245 Vine Street, #420](#)
[Hollywood, CA 90038](#)

CITY OF LOS ANGELES
PUBLIC SCOPING MEETING—1360 N. VINE STREET PROJECT
JULY 7, 2017



Please include your mailing address if you wish to receive future notices regarding this case, including publication of the Draft and Final EIR.

Name	Organization (if any)	Address	City, ZIP Code	E-Mail
MARY CURIZON Please print	thomas SAFRAN	6211 DE LONG PREM	L.A CA 90028	
Stephent Hopkins Please print		6141 Afton Pl	LA, 90028	
Elizabeth Funder Please print		6141 Afton Pl # 301	LA, 90028	
Wleetta Kirk Please print		6238 Delongpre Ave #430	LA, 90028	wleettakirk@earthlink.net
Brian Keneipp Please print		6202 Afton Pl	LA 90028	brian@aetherius.org
Lesley Young Please print		6202 Afton Pl	LA 90028	lesley@aetherius.org
PAUL GORDON Please print		6234 Afton Pl	28	capou@slcglobal.net
DONNA WILLIAMS Please print	HOLLYWOOD HERITAGE	6234 AFTON PL	90028	wacincconserve@slcglobal.net
Brian Harish Please print		6200 DeLongpre Ave	90028	
Christopher Mueller Please print		1351 N. 61 Centro Ave	90028	mrc-topher@yahoo.com
ANTHONY SULLIVAN Please print		6141 AFTON PLACE #103	90028	MOJAVE125@aol.com
R Campbell Please print	LA Conservancy	1236 3/4 Cahuenga Bl	90038	



CITY OF LOS ANGELES
PUBLIC SCOPING MEETING—1360 N. VINE STREET PROJECT
JULY 7, 2017

Please include your mailing address if you wish to receive future notices regarding this case, including publication of the Draft and Final EIR.

Name	Organization (if any)	Address	City, ZIP Code	E-Mail
Leron Gubler <small>Please print</small>	Hollywood Chamber of Com	6255 Sunset Blvd. #150	Hollywood 90028	leron@hollywood Chamber.net
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				
<small>Please print</small>				