Appendix H

Vehicle Miles Traveled (VMT) Analysis

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BUENA PARK GENERAL PLAN AND ZONING CODE UPDATE VEHICLE MILES TRAVELED (VMT) ANALYSIS

Ms. Lauren Thompson,

Urban Crossroads, Inc. is pleased to provide the following Vehicle Miles Traveled (VMT) Analysis for the Buena Park General Plan and Zoning Code Update (**Project**) located in the City of Buena Park.

SUMMARY OF FINDINGS

The Project's VMT analysis findings for project generated VMT per service population was found to not exceed the City's threshold. In addition, the Project's cumulative effect to citywide VMT per service population was found also to decrease with the inclusion of the proposed housing element changes, as compared to without changes. The Project's impact on VMT is presumed to be less than significant.

The City of Buena Park's VMT threshold is consistent with the County of Orange's general plan buildout. The results of the project generated VMT per service population does not exceed the adopted City thresholds and shows additional growth capacity for the City of Buena Park through year 2045. Consistent with Senate Bill 743, the Project's VMT less than significant findings proves that the Project is incentivized by the development of higher density residential to service the job base in Buena Park and Orange County. Therefore, reducing commute VMT and employee travel distances. There is an unmet need for housing and providing new housing opportunities allows people to reside closer to their jobs, this is evidenced further by the results of this VMT analysis.

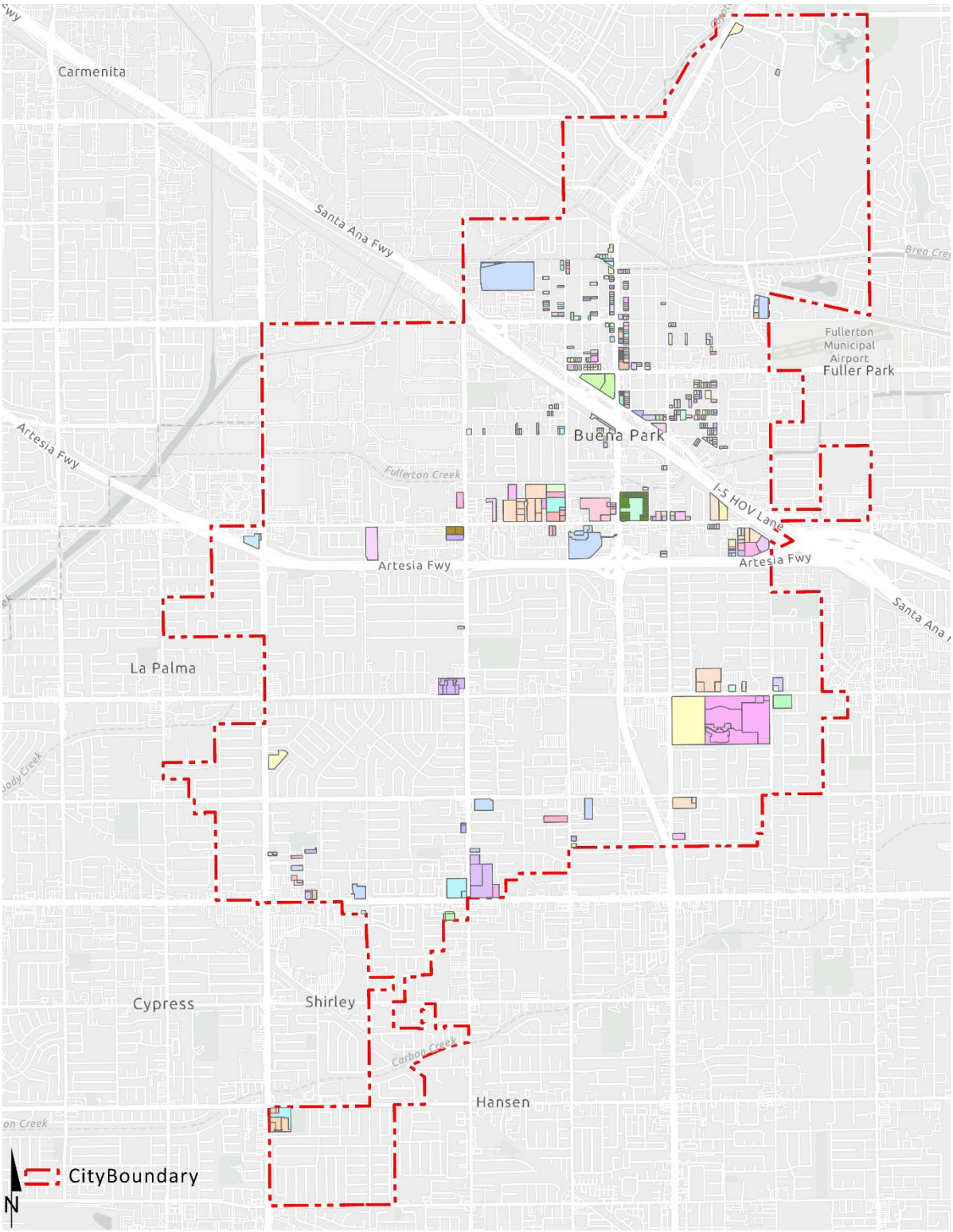
PROJECT OVERVIEW

The 6th Cycle Housing Element Update indicates that the City can accommodate approximately 10,322 dwelling units (**DU**)[1] through pending projects, its inventory of vacant and underutilized land, ADUs, and rezoned and mixed-use overlay sites. The mixed-use overlay sites will permit commercial development with floor-to-area ratios of 1.0,1.5, and 3.0, which will result in 438,333 square feet (**SF**) of commercial space at an estimated 60% lot coverage. The commercial

[1] Housing units were calculated using the "Buena Park Adopted 6th Cycle HE_SITES INVENTORY".

intensities within the mixed-use overlays are in addition to the permitted residential densities.. Location of Project sites can be found in Exhibit 1.

EXHIBIT 1: LOCATION MAP



In order to reach this increased number of housing units, the City must update the Land Use Element, Single Family Residential Zones, and Multifamily Residential Zones to allow increased densities under the land use designations and provide development standards under the zoning ordinance that accommodate increased densities up to 100 dwelling units per acre (du/ac). Housing Element sites summarized on Attachment A.

The VMT analysis will evaluate the proposed development intensities expected for the 341 sites and assess the potential VMT impacts that may result from the implementation of the rezoning and changes to land use.

BACKGROUND

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor's Office of Planning and Research (OPR) released a Technical Advisory on Evaluating Transportation Impacts in CEQA (December of 2018) (**Technical Advisory**) (1). Based on OPR's Technical Advisory, the City of Buena Park has adopted their own City of Buena Park Traffic Impact Analysis (TIA) Guidelines (June 2020) (**City Guidelines**) (3), which documents the City's VMT analysis methodology and approved impact thresholds. This VMT analysis has been developed based on the adopted City Guidelines.

VMT ANALYSIS

VMT MODELING

City Guidelines identify Orange County Transportation Analysis Model (**OCTAM**) version 5.0 as the appropriate tool for conducting VMT analysis for land use projects in the City of Buena Park. OCTAM is a useful tool to estimate VMT as it considers interactions between different land uses based on socio-economic data such as population, households, and employment. The calculation of VMT for land use projects is based on the total number of trips generated and the average trip length of each vehicle. OCTAM is also consistent with the model used to develop the City's VMT impact thresholds listed by the City Guidelines. Therefore, the vehicle trips and average daily trip length for project-related vehicle trips are model derived from OCTAM.

VMT METRIC AND SIGNIFICANCE THRESHOLD

As stated in City Guidelines, the appropriate VMT metric for land uses projects for the purposes of VMT Analysis is VMT per service population. The City Guidelines identifies that a Project would result in a significant project generated VMT impact if the following condition is met:

1. The baseline project generated VMT per service population exceeds the County of Orange General Plan Buildout VMT per service population, or
2. The cumulative project generated VMT per service population exceeds County of Orange General Plan Buildout VMT per service population

North Orange County Cities VMT screening tool (NOCC+ Tool) provides published VMT values for its member agencies. For the County of Orange, the General Plan Buildout **VMT per service population is 29.2**.

PROJECT LAND USE CONVERSION

In order to evaluate Project VMT, standard land use information must first be converted into a OCTAM compatible dataset. The OCTAM model utilizes socio-economic data (**SED**) (e.g., population, households, employment, etc.) instead of land use information for the purposes of vehicle trip estimation. Project land use information such as dwelling units must first be converted to SED for input into OCTAM. Adjustments in SED have been made to the appropriate TAZs within the OCTAM model to reflect the Project's proposed land uses (i.e., residential, office and, retail). Table 1 summarizes the population estimates for the Project. It should be noted that the population estimates are consistent with the population density factors identified in the California Department of Finance, Table 2: E-5 (January 2021). Employment estimates were derived from the Southern California Association of Governments (SCAG) Employment Density Study (October 2001) (3).

TABLE 1: SED ESTIMATES

Land Use	Quantity	Density Factor	Estimated SED
Residential	10,322 DU	3.5 Persons per Household	36,127 people
Office	87,667 SF	325 SF per Employee	399 employees
Retail	350,667 SF	218 SF per Employee	1,086 employees

In Table 2 presents the proposed population changes by TAZ within OCTAM. Through consultation with the City of Buena Park it was determined that the mix of total commercial SF be separated to 80% retail uses and 20% office uses, with the exception of the Tourist Entertainment (TE) designated parcels, where the TE areas would be evaluated at 83% retail and 17% office mix.

TABLE 2: SED CHANGES BY TAZ

TAZ	Dwelling Units	Population Added	Office SF	Office Employees	Retail SF	Retail Employees
111	143	501	23,374	107	93,498	288
202	80	280	16,924	78	67,695	208
209	44	154	8,102	37	32,409	100
213	960	3,360	110,743	508	442,974	1,363
214	96	336	0	0	0	0
216	57	200	3,372	15	13,486	41
218	912	3,192	18,306	84	73,223	225
219	211	739	2,530	12	10,119	31
220	875	3,063	16,200	74	64,801	199
221	71	249	0	0	0	0
222	45	158	0	0	0	0
223	1,015	3,553	148,656	682	594,625	1,830
225	331	1,159	28,164	129	112,657	347
226	50	175	0	0	0	0
227[2]	102	357	-18,474	-82	-73,895	-234
228	396	1,386	2,299	11	9,195	28
229	60	210	12,796	59	51,185	157
231	370	1,295	-68,203	-313	-272,811	-839
232	188	658	39,955	183	159,821	492
237	66	231	0	0	0	0
241	2,916	10,206	-482,370	-2,213	-1,929,481	-5,937
242	107	375	24,272	111	97,089	299
244	95	333	6,545	30	26,180	81
245	198	693	37,781	173	151,124	465
246	543	1,901	94,158	432	376,631	1,159
247	34	119	0	0	0	0
248	45	158	6,963	32	27,851	86
249	81	284	7,292	33	29,168	90
252	229	802	48,281	221	193,124	594
509	2	7	0	0	0	0
Total	**10,322**	**36,127**	**87,667**	**399**	**350,667**	**1,086**

[2] Tourist Entertainment (TE) areas were evaluated at 87% Retail and 13% Office.

BASELINE AND CUMLATIVE "PLUS PROJECT" CONDITIONS VMT CALCULATION

The values as calculated previously for the Project land use conversion are inputted into the OCTAM model for each of the Project's TAZs and the OCTAM model was ran inclusive of the Project's SED changes. Table 3 identifies the VMT per service population (i.e., population plus employment) of the combined TAZs of the Project in the base year (2016) plus project and cumulative year (2045) plus project conditions.

TABLE 3: "PLUS PROJECT" VMT PER SERVICE POPULATION

	Base Year	Cumulative Year
Service Population	168,576	186,173
VMT	3,813,402	4,178,250
VMT / SP	22.62	22.44

PROJECT'S COMPARISON TO SIGNIFICANCE THRESHOLD

Table 4 shows the comparison between Project's baseline and cumulative VMT per service population to the City's impact threshold. As noted previously, the City of Buena Park has identified a VMT per service population significance threshold of 29.2. As shown below, the Project would not exceed the City's VMT per service population impact threshold for base year and cumulative year conditions by 22.53% - 23.15%, respectively. The Project's VMT impact is therefore considered less than significant.

TABLE 4: "PLUS PROJECT" COMPARISON TO CITY THRESHOLD

	Base Year	Cumulative Year
Impact Threshold	29.2	29.2
Plus Project VMT / SP	22.62	22.44
Percent Below Threshold	-22.53%	-23.15%
Potentially Significant?	No	No

PROJECT'S CUMULATIVE EFFECT ON VMT

Consistent with City Guidelines, in addition to evaluating the project VMT per service population (SP) (i.e., Population and Employees), the analysis must also evaluate the cumulative effects of the project on VMT. To complete this cumulative analysis, the analysis must compare the citywide VMT per SP "With Project" and "No Project" VMT per SP. This analysis is performed using the boundary method, which includes all vehicle trips for one or both trip-ends within a specific geographic area of interest in the City of Buena Park boundary. Once the areawide VMT value is calculated, it is then normalized by dividing the service population for the City of Buena Park (based on the OCTAM model). Baseline and Cumulative link-level boundary VMT per service population (City) is calculated for both "No Project" and "With Project" conditions. If an increase occurs for the "With Project" condition as compared to "No Project" condition, then the impact is considered significant. As shown in Table 5, citywide VMT per SP was found to decrease under the "With Project" conditions and would also have a less than significant impact.

TABLE 5: CITYWIDE VMT PER SERVICE POPULATION

	Base Year No Project	Base Year With Project	Cumulative Year No Project	Cumulative Year With Project
Service Population	261,305	306,644	285,059	330,265
VMT	3,428,951	3,638,941	3,865,980	4,056,955
VMT/SP	13.12	11.87	13.56	12.28
Change in VMT/SP	-1.26		-1.28	

If you have any questions, please contact me directly at aso@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.

Alexander So
Senior Associate

REFERENCES

1. **Office of Planning and Research.** *Technical Advisory on Evaluating Transportation Impacts in CEQA.* State of California : s.n., December 2018.
2. **City of Buena Park.** *City of Buena Park Traffic Impact Analysis (TIA) Guidelines.* June 2020.

ATTACHMENT A
HOUSING ELEMENT IMPLEMENTATION TABLE

ID	Address	APN	DU	Commercial SF
1	8641 LOS COYOTES DR	289-162-04	1	0
2	5891 STANTON AVE	066-184-26	1	0
3	7611 5TH ST	277-071-14	1	0
4	7601 5TH ST	277-071-15	1	0
5	7571 5TH ST	277-073-15	3	0
6	7561 5TH ST	277-073-16	3	0
7	7551 5TH ST	277-073-17	3	0
8	7541 5TH ST	277-073-18	2	0
9	7531 5TH ST	277-073-19	8	0
10	7651 E 5TH ST	277-071-13	10	0
11	6161 FULLERTON AVE	277-071-12	2	0
12	6152 KINGMAN AVE	277-071-19	2	0
13	6141 FULLERTON AVE	277-071-11	2	0
14	6122 WESTERN AVE	277-073-25	5	0
15	7611 ARTESIA BLVD	277-101-20	1	0
16	5951 FULLERTON AVE	277-101-17	2	0
17	5941 FULLERTON AVE	277-101-16	2	0
18	5941 WESTERN AVE	066-111-14	1	0
19	5952 BURNHAM AVE	066-111-18	3	0
20	5921 BURNHAM AVE	066-112-10	1	0
21	5911 WESTERN AVE	066-111-11	1	0
22	5901 BURNHAM AVE	066-112-33	5	0
23	5891 WESTERN AVE	066-111-32	1	0
24	5893 BURNHAM AVE	066-112-37	5	0
25	5883 BURNHAM AVE	066-112-38	5	0
26	5872 KINGMAN AVE	277-101-30	2	0
27	5861 FULLERTON AVE	277-101-10	2	0
28	5862 KINGMAN AVE	277-101-31	2	0
29	5831 BURNHAM AVE	066-112-31	1	0
30	5801 WESTERN AVE	066-111-04	1	0
31	5781 FULLERTON AVE	277-101-03	4	0
32	5741 BURNHAM AVE	066-112-01	10	0
33	5711 WESTERN AVE	066-122-05	6	0
34	5691 WESTERN AVE	066-122-04	6	0
35	6151 INDIANA AVE	066-260-09	7	0
36	8222 4TH ST	066-260-32	1	0
37	8201 4TH ST	066-230-31	8	0
38	8207 4TH ST	066-230-64	2	0
39	8091 E 4TH ST	066-230-29	9	0
40	6102 STANTON AVE	066-230-78	9	0
41	8022 ARTESIA BLVD	066-230-67	3	0
42	8012 ARTESIA BLVD	066-230-77	3	0
43	8002 ARTESIA BLVD	066-230-76	3	0
44	5961 KINGMAN AVE	277-102-16	1	0
44	7539 ARTESIA BLVD	277-102-17	10	0
44	7521 ARTESIA BLVD	277-102-18	11	0
45	8231 9TH ST	070-034-16	3	0
46	6321 INDIANA AVE	070-012-22	7	0
47	8141 7TH ST	070-012-28	3	0
48	6311 INDIANA AVE	070-012-21	7	0
49	8201 7TH ST	070-012-06	4	0
50	6292 LOS ROBLES AVE	070-012-16	4	0
51	8191 7TH ST	070-012-25	4	0
52	8185 7TH ST	070-012-24	4	0
53	8171 7TH ST	070-012-08	4	0
54	8161 7TH ST	070-012-10	4	0

55	6281 INDIANA AVE	070-012-30	4	0
56	8151 7TH ST	070-012-11	6	0
57	6282 LOS ROBLES AVE	070-012-37	5	0
58	6302 LOS ROBLES AVE	070-012-32	5	0
59	6531 INDIANA AVE	070-034-17	1	0
60	8203 9TH ST	070-034-18	5	0
61	8201 9TH ST	070-034-19	5	0
62	8191 9TH ST	070-034-14	5	0
63	8232 WHITAKER ST	070-034-01	3	0
64	8182 WHITAKER ST	070-034-05	1	0
65	8172 WHITAKER ST	070-034-06	1	0
66	8162 WHITAKER ST	070-034-07	1	0
67	8152 WHITAKER ST	070-034-08	1	0
68	8171 WHITAKER ST	070-024-10	1	0
69	8151 WHITAKER ST	070-024-12	1	0
70	8131 WHITAKER ST	070-024-15	3	0
71	8121 WHITAKER ST	070-024-14	8	0
72	6461 LOS ROBLES AVE	070-023-14	2	0
73	8027 WHITAKER ST	070-023-09	1	0
74	6441 INDIANA AVE	070-024-16	1	0
75	6431 INDIANA AVE	070-024-18	1	0
76	8212 8TH ST	070-024-17	2	0
77	8192 8TH ST	070-024-19	4	0
78	8182 8TH ST	070-024-20	4	0
79	8162 8TH ST	070-024-22	6	0
80	8142 8TH ST	070-024-03	1	0
81	8132 8TH ST	070-024-02	1	0
82	8042 8TH ST	070-023-03	1	0
83	8021 8TH ST	070-021-25	1	0
84	6391 INDIANA AVE	070-022-17	2	0
85	6382 LOS ROBLES AVE	070-022-14	1	0
86	8111 8TH ST	070-021-08	3	0
87	8051 8TH ST	070-021-12	4	0
88	8031 8TH ST	070-021-13	2	0
89	6371 LOS ROBLES AVE	070-021-07	1	0
90	6372 LOS ROBLES AVE	070-022-02	2	0
91	6361 LOS ROBLES AVE	070-021-06	2	0
92	362 LOS ROBLES AVE	070-022-16	2	0
93	8202 7TH ST	070-022-07	9	0
94	8154 E 7TH ST	070-022-04	2	0
95	8142 7TH ST	070-022-03	1	0
96	6342 LOS ROBLES AVE	070-022-15	1	0
97	7241 9TH ST	276-221-39	3	0
98	6511 WESTERN AVE	276-221-25	3	0
98	6551 WESTERN AVE	276-221-26	7	0
98	7451 9TH ST	276-221-27	1	0
99	7261 9TH ST	276-221-41	4	0
100	7251 9TH ST	276-221-40	4	0
101	7091 9TH ST	276-231-39	1	0
102	6498 GRAMERCY ST	276-221-38	2	0
103	7412 8TH ST	276-221-08	1	0
104	7392 8TH ST	276-221-06	1	0
105	7411 8TH ST	276-202-11	5	0
106	7441 8TH ST	276-202-14	4	0
107	7431 8TH ST	276-202-13	3	0
108	8273 CALIFORNIA ST	070-033-10	1	0
109	6632 INDIANA ST	070-033-09	1	0

110	6591 INDIANA AVE	070-035-04	4	0
111	6581 INDIANA AVE	070-035-03	4	0
112	8211 CALIFORNIA ST	070-035-06	4	0
113	6571 INDIANA AVE	070-035-02	4	0
114	8172 CALIFORNIA ST	070-046-02	4	0
115	8142 CALIFORNIA ST	070-046-03	6	0
116	6561 INDIANA AVE	070-035-01	4	0
117	8202 9TH ST	070-035-05	4	0
118	8192 9TH ST	070-035-07	4	0
119	8182 9TH ST	070-035-08	5	0
120	5682 WESTERN AVE	066-123-01	3	0
121	5702 WESTERN AVE	066-123-02	4	0
122	5712 WESTERN AVE	066-123-03	4	0
123	7501 FRANKLIN ST	066-123-04	9	0
124	7682 CRAIG AVE	066-132-09	1	0
124	7692 CRAIG AVE	066-132-15	1	0
124	7712 CRAIG AVE	066-132-16	1	0
124	7722 CRAIG AVE	066-132-17	1	0
125	7501 5TH ST	277-073-20	2	0
126	8032 8TH ST	070-023-02	1	0
127	8052 8TH ST	070-023-04	1	0
128	9051 HOLDER ST	134-031-02	2	0
129	8694 WESTERN AVE	135-132-11	12	0
130	8732 WESTERN AVE	135-133-05	9	0
131	8752 VALLEY VIEW ST	260-011-03	2	0
132	8752 VALLEY VIEW ST	260-011-04	3	0
134	7611 8TH ST	276-213-17	1	0
135	7861 MELROSE ST	276-322-16	1	0
136	BEACH BLVD/MELROSE ST	276-361-03	250	0
137	6161 KENTUCKY DR	260-021-01	4	0
138	8881 HOFFMAN ST	260-021-04	1	0
139	8901 HOFFMAN ST	260-021-05	4	0
140	6221 LINCOLN AVE	260-022-07	7	0
141	8761 HOFFMAN ST	260-031-02	5	0
142	8833 HOFFMAN ST	260-031-07	10	0
143	8742 HOFFMAN ST	260-032-01	7	0
144	8738 HOFFMAN ST	260-071-05	9	0
145	8246 VALLEY VIEW ST	069-283-25	66	0
146	7962 PINCHOT CT	276-312-22	2	0
147	7682 9TH ST	276-282-13	16	0
147	7692 9TH ST	276-282-14	2	0
148	7341 9TH ST	276-221-32	6	0
149	8601 WESTERN AVE	135-152-44	53	0
150	7871 COMMONWEALTH AVE	066-253-07	7	3,408
151	6212 DARLINGTON AVE	066-253-20	4	2,025
152	6211 DARLINGTON AVE	066-252-12	3	2,025
153	6202 DARLINGTON AVE	066-253-21	3	2,025
154	6201 DARLINGTON AVE	066-252-13	3	2,025
155	7811 COMMONWEALTH AVE	066-252-22	17	7,446
156	6550 KNOTT AVE	276-231-44	12	16,858
157	6186 BEACH BLVD	066-251-11	5	0
157	7791 COMMONWEALTH AVE	066-251-31	43	0
158	6181 HOMEWOOD AVE	066-251-18	9	0
159	6100 BEACH BLVD	066-251-28	2	0
159	6172 BEACH BLVD	066-251-29	2	0
160	6171 HOMEWOOD AVE	066-251-27	4	0
161	6100 BEACH BLVD	066-251-24	2	0

161	6100 BEACH BLVD	066-251-25	2	0
162	6161 HOMEWOOD AVE	066-251-26	4	0
163	6156 BEACH BLVD	066-251-08	2	0
164	6152 BEACH BLVD	066-251-07	2	0
165	6151 HOMEWOOD	066-251-20	2	0
166	6146 BEACH BLVD	066-251-06	2	0
167	6141 HOMEWOOD AVE	066-251-21	4	0
168	6136 BEACH BLVD	066-251-04	2	0
169	6132 BEACH BLVD	066-251-03	2	0
170	6131 HOMEWOOD AVE	066-251-22	4	0
171	6121 HOMEWOOD AVE	066-251-23	4	0
172	6122 BEACH BLVD	066-251-30	7	0
173	6111 HOMEWOOD AVE	066-241-12	4	0
174	6101 HOMEWOOD AVE	066-241-13	4	0
175	6102 BEACH BLVD	066-241-10	4	0
176	6091 HOMEWOOD AVE	066-241-14	3	0
177	BEACH BLVD/4TH ST	066-241-08	2	0
177	6086 BEACH BLVD	066-241-09	5	0
178	6081 HOMEWOOD AVE	066-241-15	4	0
179	6071 HOMEWOOD AVE	066-241-16	10	0
180	6061 HOMEWOOD AVE	066-241-25	5	0
181	6051 HOMEWOOD AVE	066-241-26	5	0
182	6042 BEACH BLVD	066-241-21	5	0
183	6032 BEACH BLVD	066-241-20	2	0
184	6026 BEACH BLVD	066-241-23	2	0
185	HOMEWOOD AVE/ARTESIA BLVD	066-241-18	11	0
185	7780 ARTESIA BLVD	066-241-19	10	0
186	7781 ARTESIA BLVD	066-181-09	3	0
187	7771 ARTESIA BLVD	066-181-08	4	0
188	5951 HOMEWOOD AVE	066-181-10	4	0
189	5921 HOMEWOOD AVE	066-181-13	4	0
190	5911 HOMEWOOD AVE	066-181-14	4	0
191	5901 HOMEWOOD AVE	066-181-15	4	0
192	588 HOMEWOOD AVE	066-181-21	17	0
193	5801 HOMEWOOD AVE	066-171-08	4	0
194	5791 HOMEWOOD AVE	066-171-09	4	0
195	5781 HOMEWOOD AVE	066-171-10	4	0
196	5771 HOMEWOOD AVE	066-171-11	5	0
197	BEACH BLVD/CRAIG AVE	066-132-21	15	0
198	5681 BEACH BLVD	066-132-22	18	0
199	5621 BEACH BLVD	066-133-15	19	0
200	5731 BEACH BLVD	066-134-08	17	0
201	7791 FRANKLIN ST	066-163-14	3	0
202	7781 FRANKLIN ST	066-163-15	3	0
203	7771 FRANKLIN ST	066-163-16	3	0
204	7761 FRANKLIN ST	066-163-17	4	0
205	5730 BEACH BLVD	066-163-18	9	0
206	5891 HOMEWOOD AVE	066-181-16	4	0
207	5972 BEACH BLVD	066-181-20	12	0
208	6056 BEACH BLVD	066-241-06	17	0
209	5900 DALE ST	066-391-17	12	10,535
210	5870 DALE ST	066-391-19	7	6,690
211	5940 DALE ST	066-391-24	14	12,062
212	5970 DALE ST	066-391-25	13	11,137
213	8350 LOS COYOTES DR	066-530-03	43	40,511
214	7642 5TH ST	277-072-01	3	0
215	7622 5TH ST	277-072-02	3	0

216	7602 5TH ST	277-072-03	3	0
217	7582 5TH ST	277-072-04	5	0
218	7581 COMMONWEALTH AVE	277-072-05	5	0
219	7601 COMMONWEALTH AVE	277-072-06	4	0
220	7621 COMMONWEALTH AVE	277-072-07	4	0
221	7631 COMMONWEALTH AVE	277-072-08	11	0
221	FULLERTON AVE/5TH ST	277-082-06	8	0
222	7571 COMMONWEALTH AVE	277-074-01	6	0
223	7551 COMMONWEALTH AVE	277-074-03	6	0
224	7542 5TH ST	277-074-04	6	0
225	7501 COMMONWEALTH AVE	277-074-05	22	0
226	6025 BEACH BLVD	277-081-03	5	0
227	6031 BEACH BLVD	277-081-04	5	0
228	6035 BEACH BLVD	277-081-05	5	0
229	6071 BEACH BLVD	277-081-07	15	0
230	6001 BEACH BLVD	277-081-34	9	0
230	7701 ARTESIA BLVD	277-081-35	7	0
231	5741 BEACH BLVD	277-091-01	3	0
232	5751 BEACH BLVD	277-091-02	3	0
233	5761 BEACH BLVD	277-091-03	4	0
234	5797 BEACH BLVD	277-091-06	5	0
235	5811 BEACH BLVD	277-091-07	4	0
236	5831 BEACH BLVD	277-091-09	7	0
237	5841 BEACH BLVD	277-091-10	4	0
238	5861 BEACH BLVD	277-091-11	5	0
239	5871 BEACH BLVD	277-091-12	4	0
240	5881 BEACH BLVD	277-091-13	4	0
241	5891 BEACH BLVD	277-091-14	5	0
242	5931 BEACH BLVD	277-091-15	19	0
243	5941 BEACH BLVD	277-091-16	7	0
244	7712 FRANKLIN ST	277-091-36	7	0
245	6472 STANTON AVE	070-023-10	5	6,214
245	6462 STANTON AVE	070-023-11	5	6,435
246	8192 ORANGETHORPE AVE	070-072-31	4	2,174
247	8202 ORANGETHORPE AVE	070-072-32	3	2,084
248	8212 ORANGETHORPE AVE	070-072-33	3	2,083
249	8222 ORANGETHORPE AVE	070-072-34	3	2,083
250	8232 ORANGETHORPE AVE	070-072-35	7	3,070
251	7141 THOMAS ST	070-080-25	9	0
252	8295 PAGE ST	070-080-45	3	0
253	8301 PAGE ST	070-080-46	5	0
254	8400 KASS DR	070-080-47	12	0
255	8410 KASS DR	070-080-32	12	0
256	7072 THOMAS ST	070-080-15	11	0
257	7082 THOMAS ST	070-080-14	11	0
258	7102 THOMAS ST	070-080-13	24	0
259	7142 THOMAS ST	070-080-12	19	0
260	8440 KASS DR	070-080-59	54	0
260	8420 KASS DR	070-080-60	32	0
261	8460 KASS DR	070-080-58	69	0
262	8401 PAGE ST	070-080-56	82	0
263	THOMAS ST/PAGE ST	070-080-64	3	0
263	THOMAS ST/PAGE ST	070-080-65	7	0
264	8511 LA PALMA AVE	070-302-22	13	13,800
265	7930 DALE ST	070-302-23	47	50,181
266	7151 STANTON AVE	070-721-10	7	-7,314
267	7161 STANTON AVE	070-721-11	9	-8,738

268	7402 ORANGETHORPE AVE	136-172-14	25	438,333
269	7412 ORANGETHORPE AVE	136-172-15	25	0
270	7051 VALLEY VIEW ST	263-081-08	74	78,320
270	ORANGETHORPE AVE/VALLEY VIEW ST	263-081-10	6	6,299
271	6600 ORANGETHORPE AVE	263-541-01	197	0
272	7017 KNOTT AVE	263-541-06	134	140,821
273	6805 KNOTT AVE	276-142-03	45	0
274	7651 9TH ST	276-213-27	5	2,831
275	7661 9TH ST	276-213-28	4	2,253
276	7671 9TH ST	276-213-29	4	2,255
277	6555 BEACH BLVD	276-213-32	11	5,227
277	6555 BEACH BLVD	276-213-39	26	11,631
278	8201 ORANGETHORPE AVE	276-331-05	97	0
279	8251 ORANGETHORPE AVE	276-331-09	65	0
280	8101 ORANGETHORPE AVE	276-341-38	9	3,949
281	8031 ORANGETHORPE AVE	276-352-07	42	18,419
282	6940 STANTON AVE	276-352-08	8	3,907
283	8001 ORANGETHORPE AVE	276-352-11	11	4,998
284	BRENNER AVE/ORANGETHORPE AVE	276-362-09	3	1,445
285	7921 ORANGETHORPE AVE	276-362-12	24	10,589
285	7911 ORANGETHORPE AVE	276-362-17	5	2,481
286	7979 ORANGETHORPE AVE	276-362-13	10	4,571
287	6911 STANTON AVE	276-362-14	14	6,447
288	7681 ORANGETHORPE AVE	276-371-24	5	0
288	BEACH BLVD/MELROSE ST	276-371-26	13	0
288	7681 ORANGETHORPE AVE	276-371-28	24	0
288	7691 ORANGETHORPE AVE	276-371-29	212	0
288	BEACH BLVD/MELROSE ST	276-371-35	4	0
288	BEACH BLVD/MELROSE ST	276-371-36	4	0
289	7039 ORANGETHORPE AVE	276-381-09	98	0
290	6801 WESTERN AVE	276-382-08	75	0
291	6841 WESTERN AVE	276-382-09	44	0
292	6841 WESTERN AVE	276-382-10	114	120,039
292	6925 WESTERN AVE	276-382-12	7	8,103
293	WESTERN AVE/ORANGETHORPE AVE	276-382-13	14	15,239
293	7479 ORANGETHORPE AVE	276-382-14	15	15,925
293	7479 ORANGETHORPE AVE	276-382-15	56	59,671
294	7379 ORANGETHORPE AVE	276-382-18	23	24,171
294	6870 ORAN CIR	276-382-19	43	45,716
294	7321 ORANGETHORPE AVE	276-382-20	25	26,453
294	6860 ORAN CIR	276-382-21	87	91,928
294	ORAN CIR/ORANGETHORPE AVE	276-382-22	1	1,628
294	6863 ORAN CIR	276-382-23	13	13,777
294	6899 ORAN CIR	276-382-24	27	28,363
294	6951 ORAN CIR	276-382-25	22	23,189
294	7237 ORANGETHORPE CIR	276-382-26	26	28,246
294	7225 ORANGETHORPE AVE	276-382-27	133	58,504
294	7294 MELROSE ST	276-382-28	139	182,331
295	6281 BEACH BLVD	277-013-52	148	0
295	6281 BEACH BLVD	277-013-58	148	0
296	6332 BEACH BLVD	277-041-01	2	0
297	6342 BEACH BLVD	277-041-02	2	0
298	6344 BEACH BLVD	277-041-15	2	0
299	6346 BEACH BLVD	277-041-16	2	0
300	6348 BEACH BLVD	277-041-14	2	0
301	6392 BEACH BLVD	277-041-18	21	0
302	7772 7TH ST	277-041-13	4	0

303	6341 HOMEWOOD AVE	277-041-12	9	0
304	6361 HOMEWOOD AVE	277-041-11	4	0
305	6371 HOMEWOOD AVE	277-041-10	4	0
306	6381 HOMEWOOD AVE	277-041-09	4	0
307	6391 HOMEWOOD AVE	277-041-08	4	0
308	6412 AUTO CENTER DR	277-041-07	5	0
309	STANTON AVE/WHITAKER ST	277-052-17	3	1,815
310	7957 WHITAKER ST	277-052-18	5	2,697
311	7931 WHITAKER ST	277-052-21	11	5,922
312	6448 AUTO CENTER DR	277-052-25	26	13,936
313	7951 WHITAKER ST	277-052-26	14	7,318
314	7891 WHITAKER ST	277-052-27	37	18,295
315	6532 AUTO CENTER DR	277-061-04	45	22,591
316	8951 KNOTT AVE	069-130-63	164	172,717
316	8991 LINCOLN AVE	069-130-64	15	16,188
317	8633 KNOTT AVE	069-491-21	3	0
317	8651 KNOTT AVE	069-491-24	16	0
318	9021 KNOTT AVE	134-062-18	44	19,602
318	LINCOLN GLEN DR/LINCOLN AVE	134-062-24	5	2,483
318	9011 KNOTT AVE	134-062-27	32	14,375
319	10010 VALLEY VIEW ST	134-311-32	14	14,797
319	BALL RD/VALLEY VIEW ST	134-311-36	6	6,552
319	6020 BALL RD	134-311-38	48	50,956
319	6080 BALL RD BUENA PARK	134-311-43	86	90,389
319	6010 BALL RD	134-311-44	75	78,712
320	8750 KNOTT AVE	135-181-07	17	18,222
321	8858 KNOTT AVE	135-182-08	43	45,624
321	8888 KNOTT AVE	135-182-09	119	125,453
321	8998 KNOTT AVE	135-182-13	228	239,301
322	7101 LINCOLN AVE	135-192-50	54	42,189
323	6201 LINCOLN AVE	260-022-05	20	21,640
323	6201 LINCOLN AVE	260-022-06	10	11,086
324	6955 LA PALMA AVE	263-421-04	23	25,029
324	6931 LA PALMA AVE	263-421-05	51	53,880
324	6901 LA PALMA AVE	263-421-06	22	23,364
324	6865 LA PALMA AVE	263-421-07	26	27,518
324	7905 KNOTT AVE	263-421-08	59	62,143
325	7651 KNOTT AVE	263-431-23	7	7,841
326	7091 THOMAS ST	070-080-08	23	0
327	8112 CRESCENT AVE	070-141-01	11	0
327	8530 STANTON AVE	070-141-02	7	0
328	8700 STANTON AVE	070-141-07	27	34,813
329	8030 DALE ST	070-501-01	107	121,361
330	8226 ON THE MALL	070-511-01	1,174	-817,077
331	8361 LA PALMA AVE	070-101-03	23	-21,867
331	8381 LA PALMA AVE	070-101-05	22	-20,633
331	8231 LA PALMA AVE	070-111-03	31	-28,689
331	8191 LA PALMA	070-111-07	251	-229,654
331	8161 LA PALMA AVE	070-111-08	43	-40,171
332	8374 ON THE MALL	070-511-05	35	-32,699
332	8460 LA PALMA AVE	070-511-07	16	-14,855
332	8450 ON THE MALL	070-511-08	539	-493,028
332	8376 LA PALMA AVE	070-511-14	303	-277,054
332	8201 ON THE MALL	070-511-15	381	-348,418
332	8290 ON THE MALL	070-511-16	174	-159,179
332	LA PALMA AVE/DALE ST	070-511-18	294	-269,542
333	6701 STANTON AVE	276-312-23	3	0

334	5650 KNOTT AVE	066-020-23	24	19,524
334	5648 KNOTT AVE	066-020-25	9	7,292
334	7101 CATE DR	066-020-27	670	526,902
335	8475 ARTESIA BLVD	066-391-12	97	76,448
336	7540 ORANGETHORPE AVE	136-181-21	15	-13,591
336	7540 ORANGETHORPE AVE	136-181-23	26	-23,000
336	7530 ORANGETHORPE AVE	136-181-24	45	-39,727
337	6441 LINCOLN AVE	260-042-39	13	0
338	7600 CRESCENT AVE	135-131-19	13	0
339	7082 CRESCENT AVE	135-161-41	29	0
340	8071 WHITAKER AVE	070-023-05	23	0
341	7212 MELROSE AVE	276-382-02	53	0
Total			10,322	438,333