LOS ANGELES DEPARTMENT OF CITY PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

INITIAL STUDY

Hyde Park Multi-Family Project

Case Number: ENV-2019-2732-EIR

Project Location: 3100-3158 W. Slauson Avenue, 5809-5835 S. 8th Avenue, and 3101-3153 W. 59th Street, Los Angeles, California, 90043

Community Plan Area: West Adams - Baldwin Hills - Leimert

Council District: 8 – Harris-Dawson

Project Description: The Project would involve the demolition of approximately 187,013 square feet of existing multi-family residential buildings (206 units) and the construction of up to 782 new apartment units in approximately 851,404 square feet (Project) at 3100-3158 W. Slauson Avenue, 5809-5835 S. 8th Avenue, and 3101-3153 W. 59th Street (Project Site). The Project would also include a minimum of 86,775 square feet of open space, 700 vehicular parking spaces provided in one subterranean level, 271 long-term bicycle parking spaces and 27 short-term bicycle parking spaces. The Project would remove and replace all 33 of the existing non-protected trees (lemon, magnolia and other unprotected tree types) on the Project Site, as well as the eight existing non-protected street trees. The Project would require the net export of approximately 130,000 cubic yards of soil. In order to permit development of the Project, the City of Los Angeles (City) may require approval of one or more of the following discretionary actions: (1) Transit Oriented Communities (TOC) Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.31. By providing 147 affordable housing units (87 Extremely Low Income, 21 Very Low Income, and 39 Low Income units) within a Tier 4 incentive area, the Project qualifies for Base Incentives to allow an 80-percent density increase from 433 to 782 units and decreased vehicular parking from 1,290 to zero spaces (no parking spaces are required by the Tier 4 TOC regulations, but the Project would provide approximately 700 vehicular parking spaces). The Project located within Tier 4 qualifies for three Additional Incentives from the Menu of Incentives found in the TOC Guidelines. In this case, the Applicant has elected to request only one incentive related to a height increase to allow a maximum height of 78 feet instead of 45 feet, including a 15-foot setback at 45 feet in height; (2) Site Plan Review pursuant to LAMC Section 16.05 for the proposed development of a residential project that results in more than fifty dwelling units; (3) demolition, grading, excavation, and building permits; (4) Tree removal permit; and (5) other permits, ministerial or discretionary, that may be necessary in order to execute and implement the Project, and (6) Community Redevelopment Agency (CRA/LA)/Department of City Planning or Successor Agency permit approval for a project within the Crenshaw/Slauson Redevelopment Project Area.

PREPARED FOR:	**PREPARED BY:**	**APPLICANT:**
The City of Los Angeles Department of City Planning	EcoTierra Consulting	Jeff Greene

November 2019

INITIAL STUDY

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INITIAL STUDY

1 INTRODUCTION

An application for the proposed Hyde Park Multi-Family Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to the California Environmental Quality Act (CEQA), and the preparation of an Initial Study is required.

This Initial Study evaluates potential environmental effects that could result from the construction, implementation, and operation of the proposed Project. This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). The City uses Appendix G of the State CEQA Guidelines as the thresholds of significance unless another threshold of significance is expressly identified in the document. Based on the analysis provided within this Initial Study, the City has concluded that the Project may result in significant impacts on the environment and the preparation of an Environmental Impact Report (EIR) is required. This Initial Study (and the forthcoming EIR) are intended as informational documents, which are ultimately required to be considered and certified by the decision-making body of the City prior to approval of the Project.

1.1 PURPOSE OF AN INITIAL STUDY

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

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration

is appropriate. If the Initial Study concludes that neither a Negative Declaration nor Mitigated Negative Declaration is appropriate, an EIR is normally required.[1]

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

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

3 PROJECT DESCRIPTION

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

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3 CEQA PROCESS

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

1.1.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed Project may have a significant effect on the environment. This Initial Study determined that the proposed Project may have a significant effect(s) on the environment and an EIR will be prepared.

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

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the lead agency is starting the preparation of an EIR for the proposed project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the lead agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the lead agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

1.1.2 Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the adequacy of the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to all comments on environmental issues are prepared.

1.1.3 Final EIR

The lead agency prepares a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the project. In addition, when approving a project for which an EIR has been prepared, the lead agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring and reporting program.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	**Hyde Park Multi-Family Project**
ENVIRONMENTAL CASE NO.	ENV-2019-2732-EIR
RELATED CASES	DIR-2019-2731-TOC-SPR

PROJECT LOCATION	**3100-3158 W. Slauson Avenue, 5809-5835 S. 8th Avenue, and 3101-3153 W. 59th Street, Los Angeles, California, 90043**
COMMUNITY PLAN AREA	West Adams - Baldwin Hills - Leimert
GENERAL PLAN DESIGNATION	Medium Residential
ZONING	R3-1
COUNCIL DISTRICT	8 – Harris-Dawson

LEAD CITY AGENCY	**City of Los Angeles**
CITY DEPARTMENT	Department of City Planning
STAFF CONTACT	Alan Como, AICP
ADDRESS	221 North Figueroa, Los Angeles, 90012
PHONE NUMBER	213-847-3633
EMAIL	alan.como@lacity.org

APPLICANT	Jeff Greene
ADDRESS	95 North County Road, Palm Beach, FL, 33480
PHONE NUMBER	310-281-6356

PROJECT DESCRIPTION

The Project would involve the demolition of approximately 187,013 square feet of existing multi-family residential buildings (206 units) and the construction of up to 782 new apartment units in approximately 851,404 square feet (Project) at 3100-3158 W. Slauson Avenue, 5809-5835 S. 8th Avenue, and 3101-3153 W. 59th Street (Project Site). The Project would also include a minimum of 86,775 square feet of open space, 700 vehicular parking spaces provided in one subterranean level, 271 long-term bicycle parking spaces and 27 short-term bicycle parking spaces. The Project would remove and replace all 33 of the existing non-protected trees (lemon, magnolia and other unprotected tree types) on the Project Site as well as the eight existing non-protected street trees. The Project would require the net export of approximately 130,000 cubic yards of soil. In order to permit development of the Project, the City of Los Angeles (City) may require approval of one or more of the following discretionary actions: (1) Transit Oriented Communities (TOC) Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.31. By providing 147 affordable housing units (87 Extremely Low Income, 21 Very Low Income, and 39 Low Income units) within a Tier 4 incentive area, the Project qualifies for Base Incentives to allow an 80-percent density increase from 433 to 782 units and decreased vehicular parking from 1,290 to zero spaces (no parking spaces are required by the Tier 4 TOC regulations, but the Project would provide approximately 700 vehicular parking spaces). The Project located within Tier 4 qualifies for three Additional Incentives from the Menu of Incentives found in the TOC Guidelines. In this case, the Applicant has elected to request only incentive related to a height increase to allow a maximum height of 78 feet instead of 45 feet, including a 15-foot setback at 45 feet in height; (2) Site Plan Review pursuant to LAMC Section 16.05 for the proposed development of a residential project that has more than fifty dwelling units; (3) demolition, grading, excavation, and building permits; (4) Tree removal permit; and (5) other permits, ministerial or discretionary, that may be necessary in order to execute and implement the Project; and (6) Community Redevelopment Agency (CRA/LA)/Department of City Planning or Successor Agency permit approval for a project within the Crenshaw/Slauson Redevelopment Project Area.[2]

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

ENVIRONMENTAL SETTING

The Project Site consists of three lots in two parcels associated with Assessor Parcel Numbers 4005-005-001 and 4005-005-002 (Project Site). The relatively flat Project Site is approximately 346,890 square feet (7.96 acres) in area and bounded by Slauson Avenue and multi-family residential uses to the north, 8th Avenue and commercial and multi-family residential uses to the east, 59th Street and multi-family residential uses to the south, and commercial shopping center uses to the west. The Project Site has a General Plan land use designation of Medium Residential under the West Adams - Baldwin Hills – Leimert Community Plan. The Los Angeles Municipal

[2] *On September 20, 2019, the City Council adopted Ordinance 186325, which provides that the City shall not be required to consult with or provide notice to the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) for actions related to Community Redevelopment Law, the Redevelopment Regulations, or any applicable specific plan, supplemental use district, or other land use regulation adopted by the City. This ordinance transferred these functions to the Department of City Planning, effective November 11, 2019.*

Code (LAMC) establishes the zoning for the Project Site as R3-1 for Multiple Dwelling Zone in Height District 1.

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

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g., permits, financing approval, or participation agreement)

- Regional Water Quality Control Board;
- South Coast Air Quality Management District; and
- CRA/LA

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because 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.

Alan Como	City Planner
PRINTED NAME	TITLE
SIGNATURE	11-25-2019
	DATE

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 that 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 "Earlier Analysis," as described in (5) below, may be 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.

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3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Project would involve the demolition of approximately 187,013 square feet of existing multi-family residential buildings (206 units) and the construction of up to 782 new apartment units in approximately 851,404 square feet (Project) at 3100-3158 W. Slauson Avenue, 5809-5835 S. 8th Avenue, and 3101-3153 W. 59th Street (Project Site). The Project would also include a minimum of 86,775 square feet of open space, 700 vehicular parking spaces provided in one subterranean level, 271 long-term bicycle parking spaces and 27 short-term bicycle parking spaces. The Project would remove and replace all 33 of the existing non-protected trees (lemon, magnolia and other unprotected tree types) on the Project Site as well as the eight existing non-protected street trees. The Project would require the net export of approximately 130,000 cubic yards of soil. In order to permit development of the Project, the City of Los Angeles (City) may require approval of one or more of the following discretionary actions: (1) Transit Oriented Communities (TOC) Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.31 By providing 147 affordable housing units (87 Extremely Low Income, 21 Very Low Income, and 39 Low Income units) within a Tier 4 incentive area, the Project qualifies for Base Incentives to allow an 80-percent density increase from 433 to 782 units and decreased vehicular parking from 1,290 to zero spaces (no parking spaces are required by the Tier 4 TOC regulations, but the Project would provide approximately 700 vehicular parking spaces). The Project located within Tier 4 qualifies for three Additional Incentives from the Menu of Incentives found in the TOC Guidelines. In this case, the Applicant has elected to request only incentive related to a height increase to allow a maximum height of 78 feet instead of 45 feet, including a 15-foot setback at 45 feet in height; (2) Site Plan Review pursuant to LAMC Section 16.05 for the proposed development of a residential project that has more than fifty dwelling units; (3) demolition, grading, excavation, and building permits; (4) Tree removal permit; and (5) other permits, ministerial or discretionary, that may be necessary in order to execute and implement the Project; and (6) Community Redevelopment Agency (CRA/LA)/Department of City Planning or Successor Agency permit approval for a project within the Crenshaw/Slauson Redevelopment Project Area.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project Site is located in developed, urbanized neighborhood in the West Adams - Baldwin Hills – Leimert Community Plan (Community Plan) area at 3100-3158 W. Slauson Avenue, 5809-5835 S. 8th Avenue, and 3101-3153 W. 59th Street, Los Angeles, California, 90043. The Project Site consists of three lots in two parcels associated with Assessor Parcel Numbers 4005-005-001 and 4005-005-002. The relatively flat Project Site is approximately 346,890 square feet (7.96

acres) in size and bounded by Slauson Avenue and multi-family residential uses to the north, 8th Avenue and commercial and multi-family residential uses to the east, 59th Street and single- and multi-family residential uses to the south, and commercial shopping center uses to the west (see Figure 1, Regional Vicinity and Project Location Map).

Regional access to the Project Site is provided by the Harbor Freeway (Interstate 110 or I-110) via Slauson Avenue approximately 2.3 miles to the east, the San Diego Freeway (I-405) via La Cienega Boulevard approximately 3 miles to the southwest, and the Santa Monica Freeway (I-10) via Crenshaw Boulevard approximately 3.15 miles to the north. Local access to the Project Site is provided via Crenshaw Boulevard, Slauson Avenue, 59th Street, and 8th Avenue. The Los Angeles County Metropolitan Transportation Authority (Metro) and City of Los Angeles Department of Transportation (LADOT) provide regional light rail and local bus service in the Project Site area, respectively. The Project Site is located within 750 feet from the Hyde Park Station that is currently under construction at the corner of Slauson Avenue and Crenshaw Boulevard, which will serve as a transit stop for the future Metro Crenshaw/LAX Transit Project. In addition, Metro runs multiple bus lines, including local and rapid lines, along Crenshaw Boulevard and Slauson Avenue with stops at Slauson Avenue and Crenshaw Boulevard and Slauson Avenue and 8th Avenue. In addition, LADOT runs a DASH Line (Leimert/Slauson Route) with a stop at Slauson Avenue and 10th Avenue.

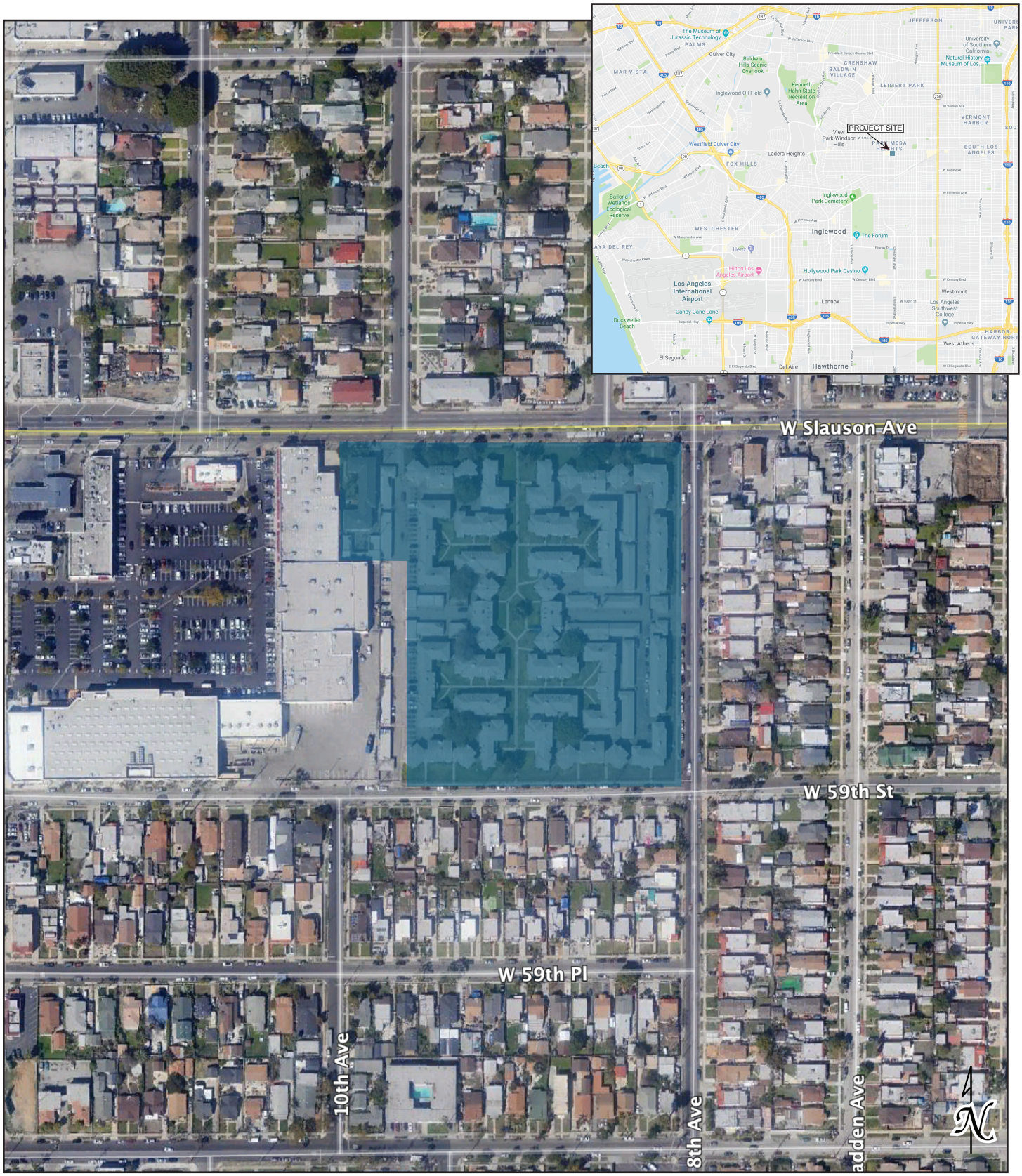
3.2.2 Existing Conditions

The Project Site is comprised of three lots in two parcels and is approximately 346,890 square feet (7.96 acres) in size. The Project Site is bounded by Slauson Avenue to the north, 8th Avenue to the east, 59th Street to the south, and a commercial shopping center to the west. The Project Site is currently developed with 27 two-story residential buildings containing up to 206 multi-family apartment units, built in 1941 (3130 Slauson Avenue) and 1949 (3202 Slauson Avenue). Currently some existing units are occupied and others are unoccupied. The number of occupied units for purposes of this EIR will be established at the time the NOP is published in accordance with CEQA Guidelines Section 15125(a). Views of the Project Site from the surrounding streets are shown in Figures 2 through 4, Existing Views of the Project Site.

The Project Site has a General Plan land use designation of Medium Residential under the Community Plan. The Los Angeles Municipal Code (LAMC) establishes the zoning for the Project Site as R3-1 for Multiple Dwelling Zone in Height District 1.

The Project qualifies as a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Project and is located within Tier 4 (LAMC Section 12.22 A.31). The Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines) state that projects in "Tier 4 – No required parking for residential units in an Eligible Housing Development" are not required to provide any vehicular parking.

The Project Site is also located in the Crenshaw/Slauson Redevelopment Project and the Los Angeles State Enterprise Zone. The Project is located within a Transit Priority Area (TPA) pursuant to Senate Bill (SB) 743 due to its proximity to a "major transit stop" as defined in Public Resources Code Section 21064.3. SB 743 defines a TPA as an area within one-half mile of a

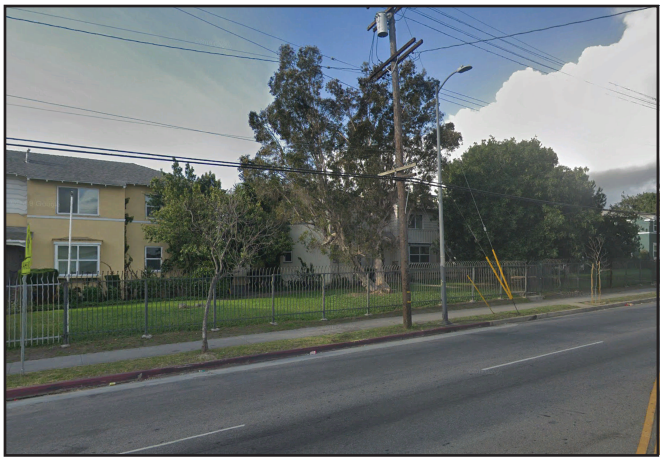


Source: Google Earth, June 2019.

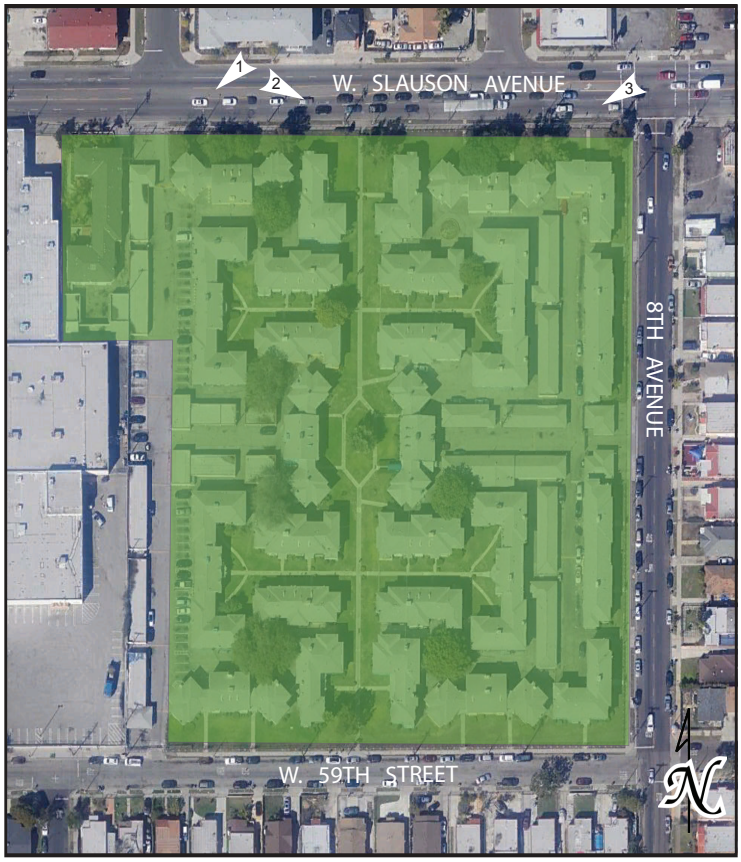
Figure 1
Regional Vicinity and Project Location Map

View 1: View looking southwest along W. Slauson Avenue at the Project Site.

View 2: View looking southeast along W. Slauson Avenue at the Project Site.



View 3: View looking southwest along W. Slauson Avenue at the Project Site.



PROJECT SITE

PHOTO LOCATION MAP

Source: GoogleEarth, June 2019.

Figure 2
Existing Views of the Project Site
Views 1, 2, and 3

View 4: View looking southwest along 8th Avenue at the Project Site.

View 5: View looking northwest along 8th Avenue at the Project Site.

View 6: View looking northwest along 8th Avenue at the Project Site.

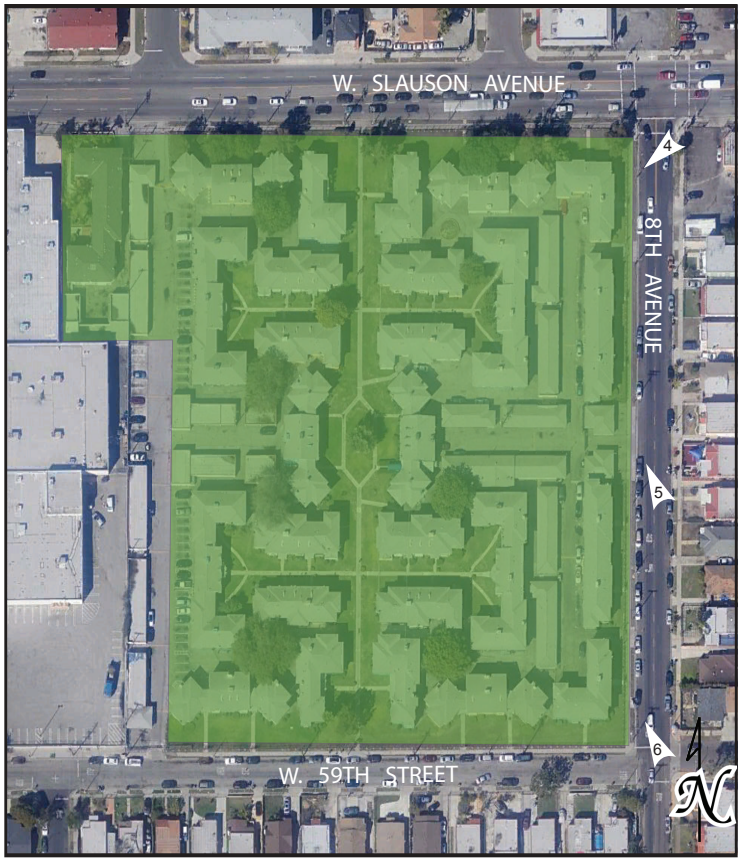
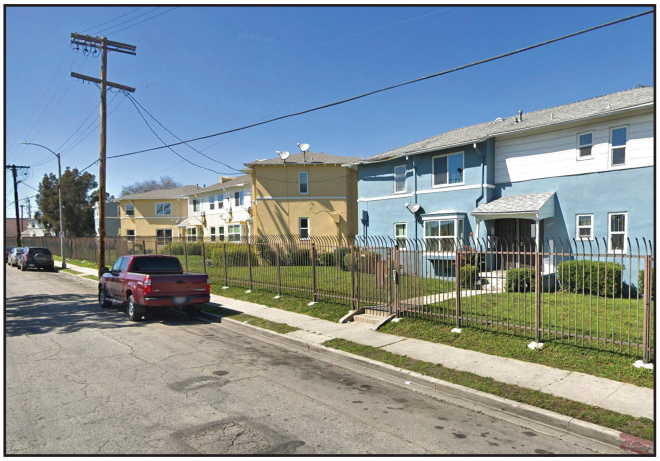


PHOTO LOCATION MAP

Source: GoogleEarth, June 2019.

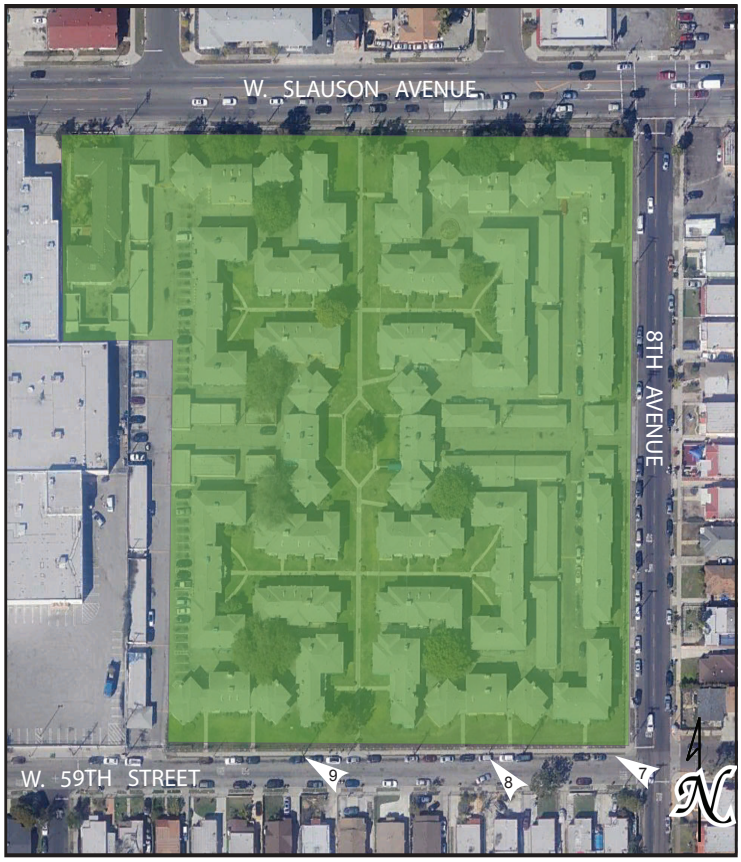
Figure 3
Existing Views of the Project Site
Views 4, 5, and 6



View 7: View looking northwest along W. 59th Street at the Project Site.

View 8: View looking northwest along W. 59th Street at the Project Site.

View 9: View looking northwest along W. 59th Street at the Project Site.



PROJECT SITE

PHOTO LOCATION MAP

Source: GoogleEarth, June 2019.

Figure 4
Existing Views of the Project Site
Views 7, 8, and 9

major transit stop that is existing or planned. A major transit stop is a site containing a 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 AM and PM peak commute periods. As shown on Figure 5, Project Site and Transit Priority Area, the Project Site is within a TPA pursuant to SB 743 and as defined by the City of Los Angeles Department of City Planning Zoning Information (ZI) File No. 2452.[3]

3.2.3 Surrounding Land Uses

The Project Site is located in South Los Angeles, in an area that has been developed since the early 1900s. The Project Site has frontage along Slauson Avenue, 8th Avenue, and 59th Street. The land uses within the general vicinity are characterized by a mix of low- to medium density residential uses and commercial uses, which vary widely in building style and period of construction. The surrounding properties include commercial retail, and residential uses and associated surface parking. The properties in the surrounding area are zoned R3-1, RD3-1, R2-1, R1-1, C2-2D-SP, and C2-IVL-CPIO.

The Project Site is bounded by Slauson Avenue and multi-family residential uses to the north, 8th Avenue and commercial and multi-family residential uses to the east, 59th Street and single- and multi-family residential uses to the south, and commercial shopping center uses to the west (see Figure 1, Regional Vicinity and Project Location Map).

For the street segments that abut the Project Site, Slauson Avenue is designated as a Modified Avenue II, 8th Avenue is designated as a Collector, and 59th Street is designated as a Local Street in the City's Mobility Plan 2035.

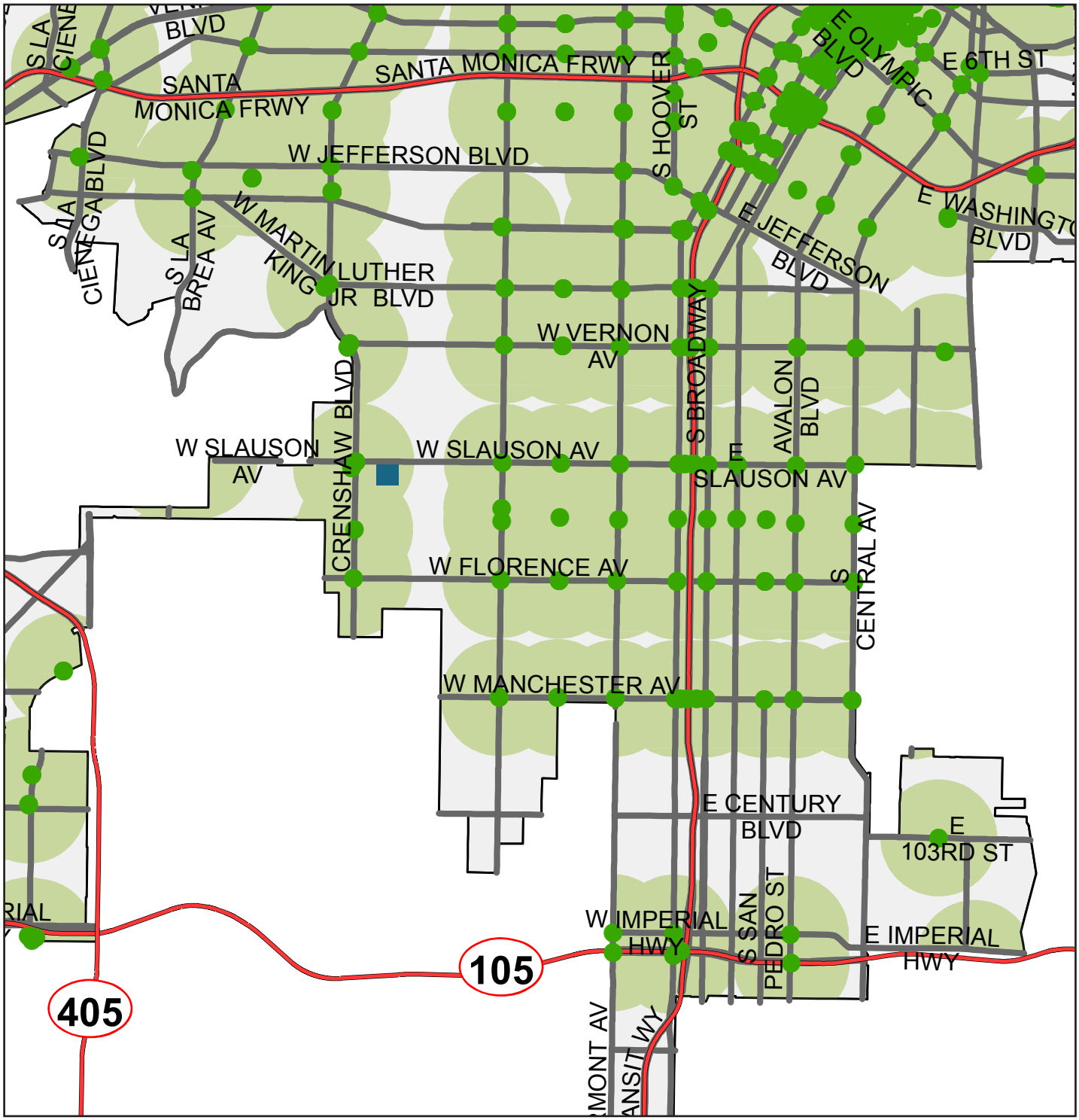
3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Project proposes the demolition of approximately 187,013 square feet of existing multi-family residential buildings and associated garages, and the new construction of approximately 782 new apartment units in approximately 851,404 square feet. The Project would construct a three- to seven- story, maximum 78-foot high residential building providing up to seven levels of residential units above a single-level concrete subterranean parking structure. Site plans for the subterranean parking garage through the seventh story are shown in Figures 6 through 13. The elevation plans are shown in Figures 14 and 15.

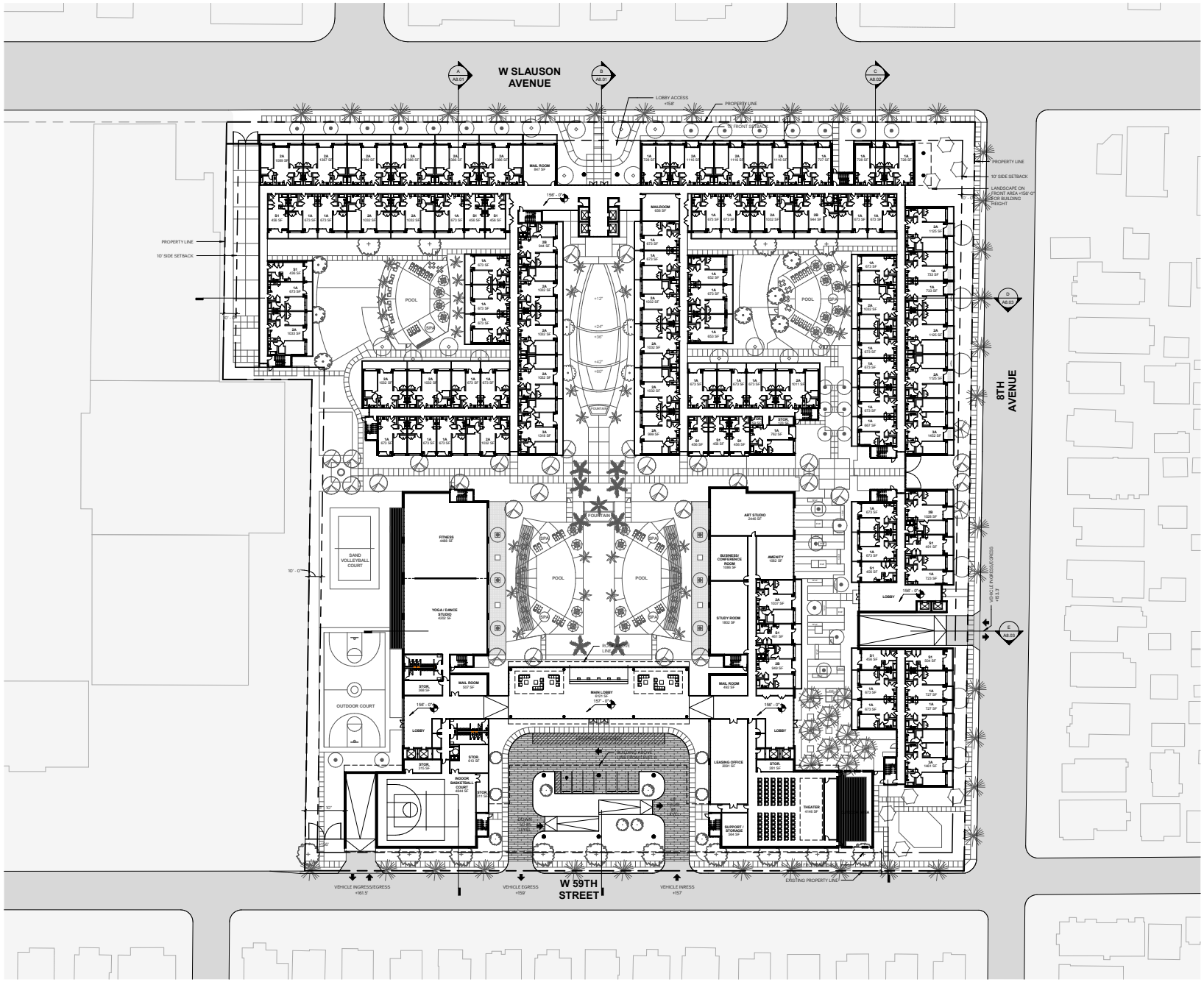
The proposed 782 residential units include 66 studio apartments, 417 one-bedroom apartments, 284 two-bedroom, and 15 three-bedroom apartments. The units range in size from 576 square feet (studio) to 1,472 square feet (three-bedroom apartment).

3 *City of Los Angeles Department of City Planning, Zoning Information File ZA No. 2452, Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking Within TPAs Pursuant to CEQA, 2016.*



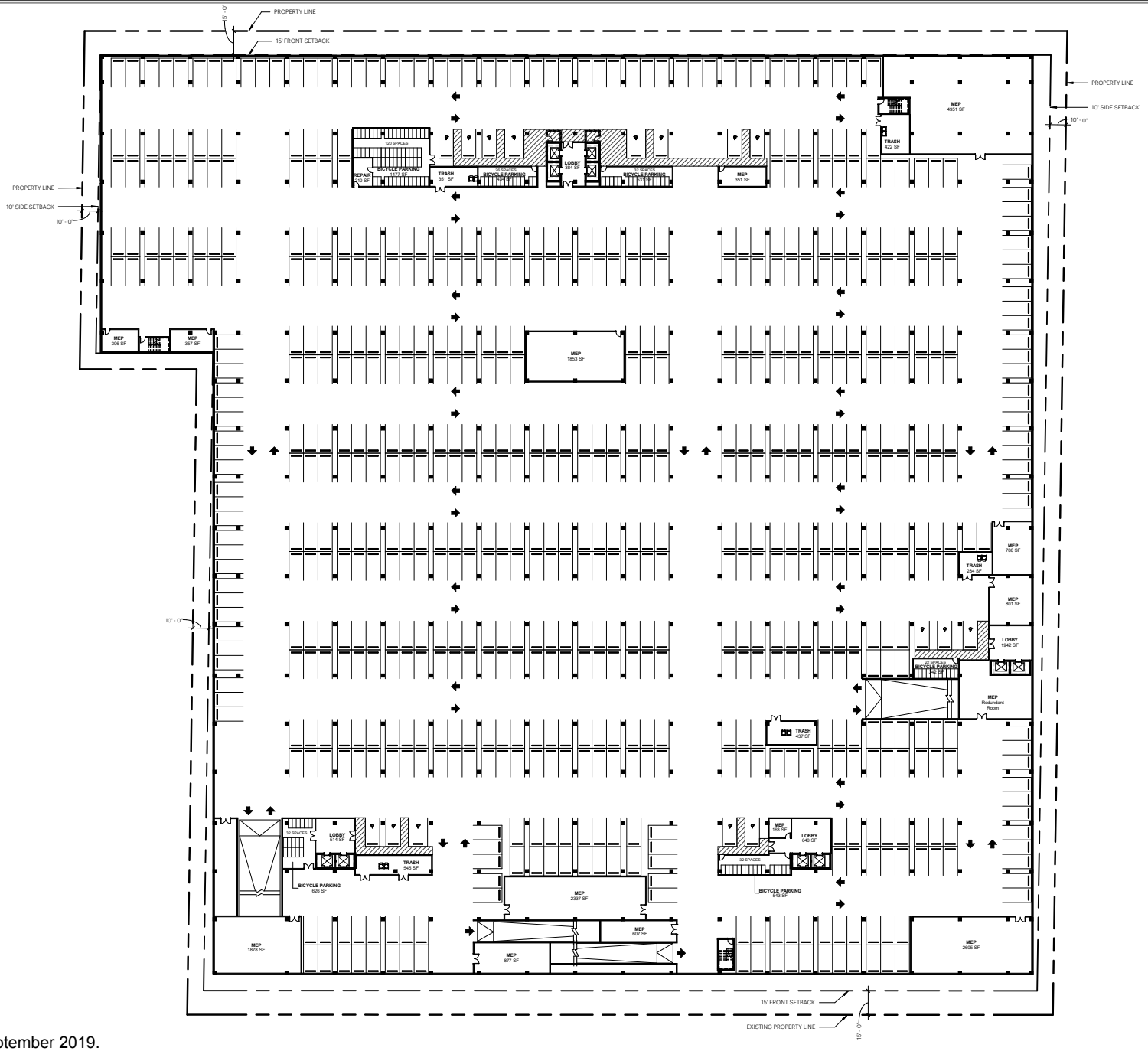
Source: City of Los Angeles, March 2016.

Figure 5
Project Site and Transit Priority Area



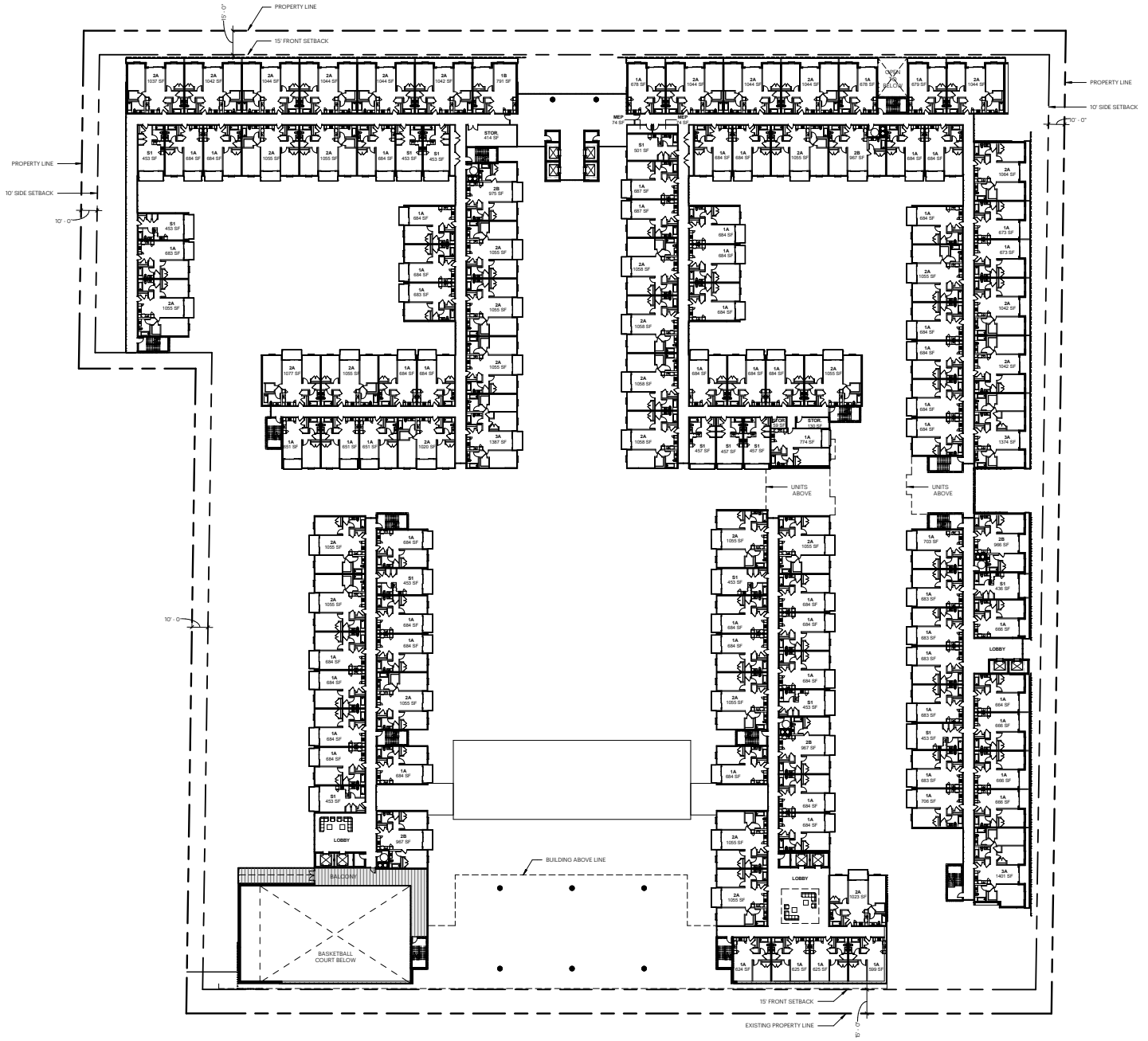
Source: HKS, September 2019.

Figure 6
Ground Floor Plan



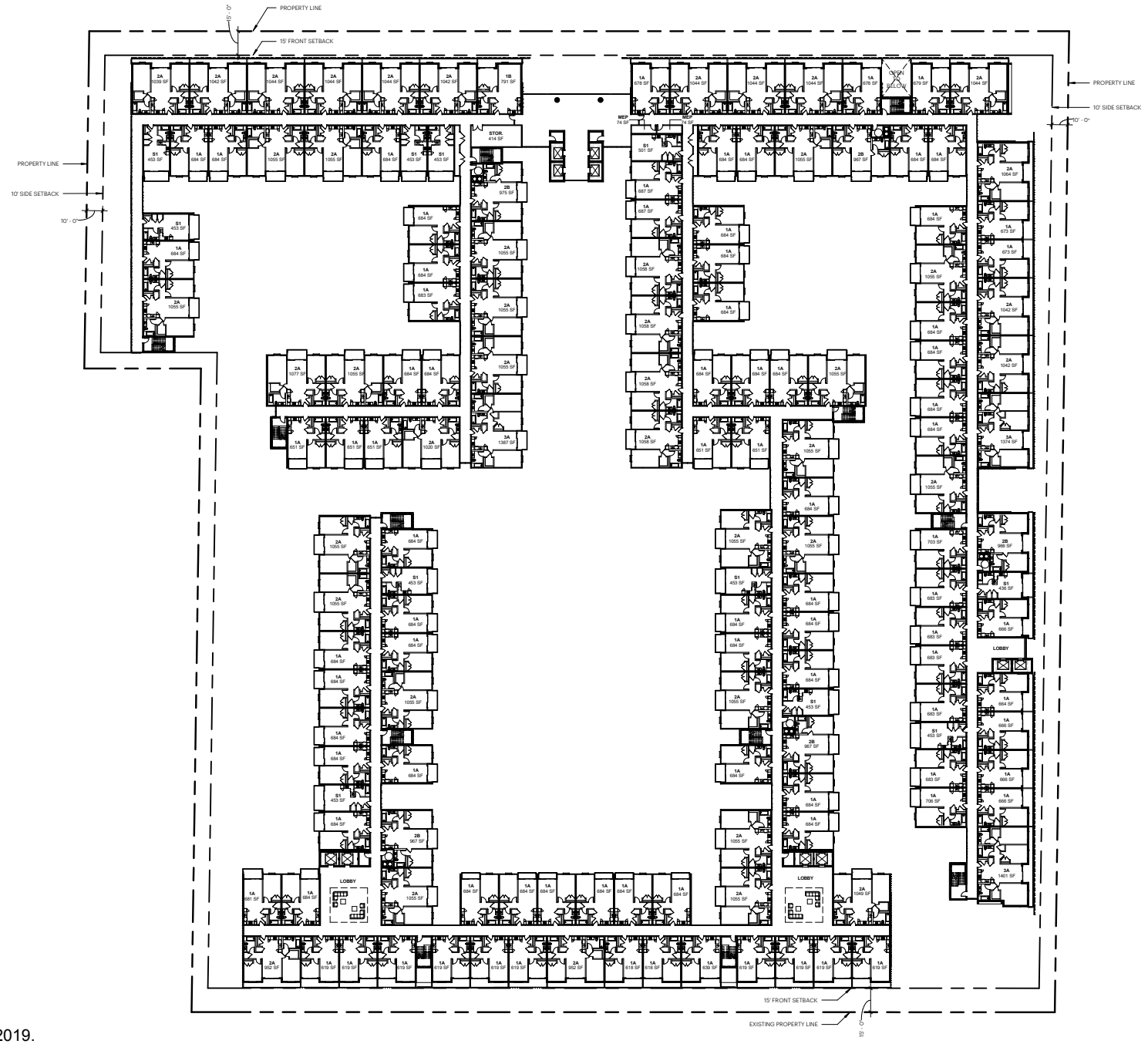
Source: HKS, September 2019.

Figure 7
Subterranean Parking Plan



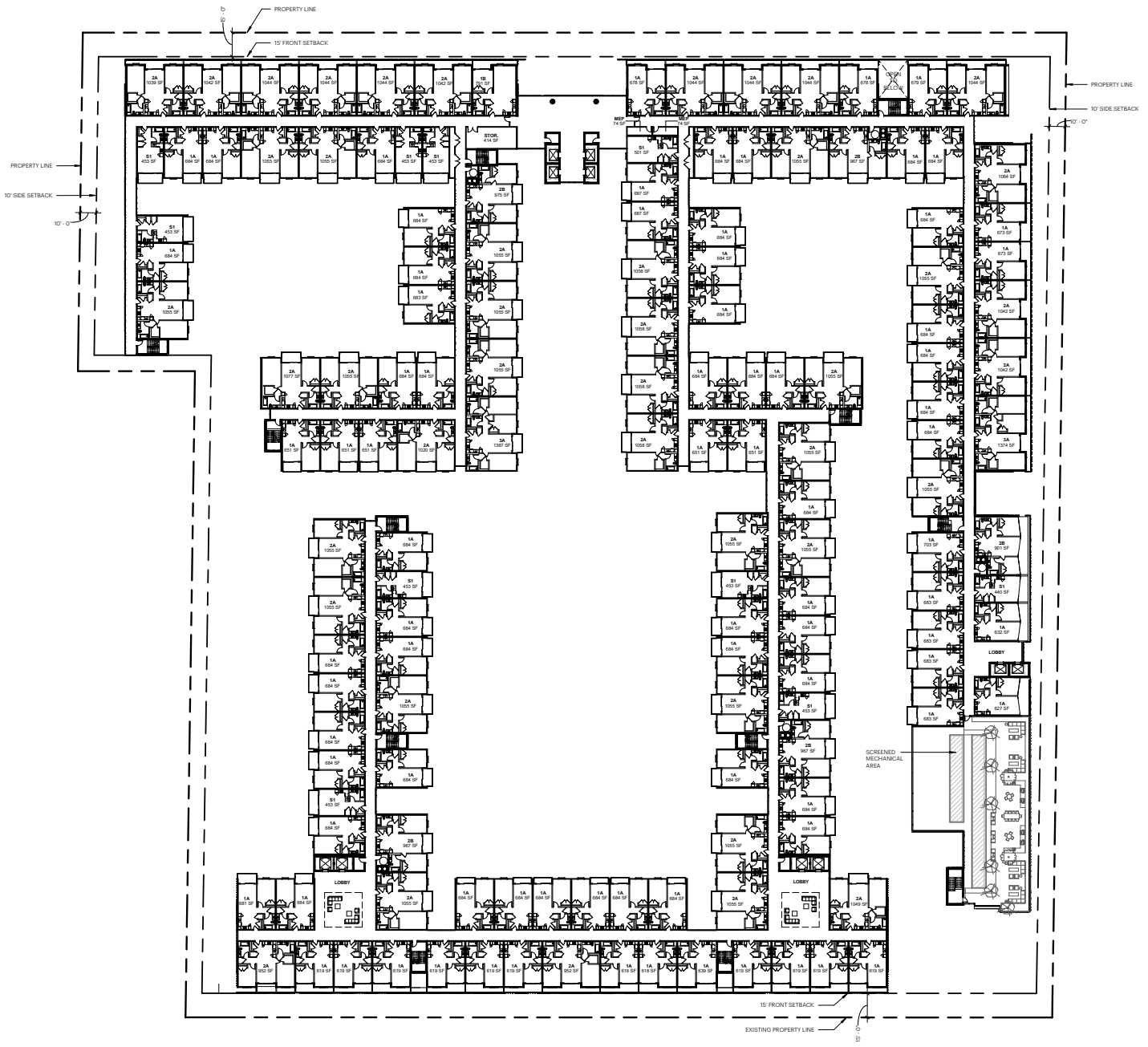
Source: HKS, September 2019.

Figure 8
Second Floor Plan



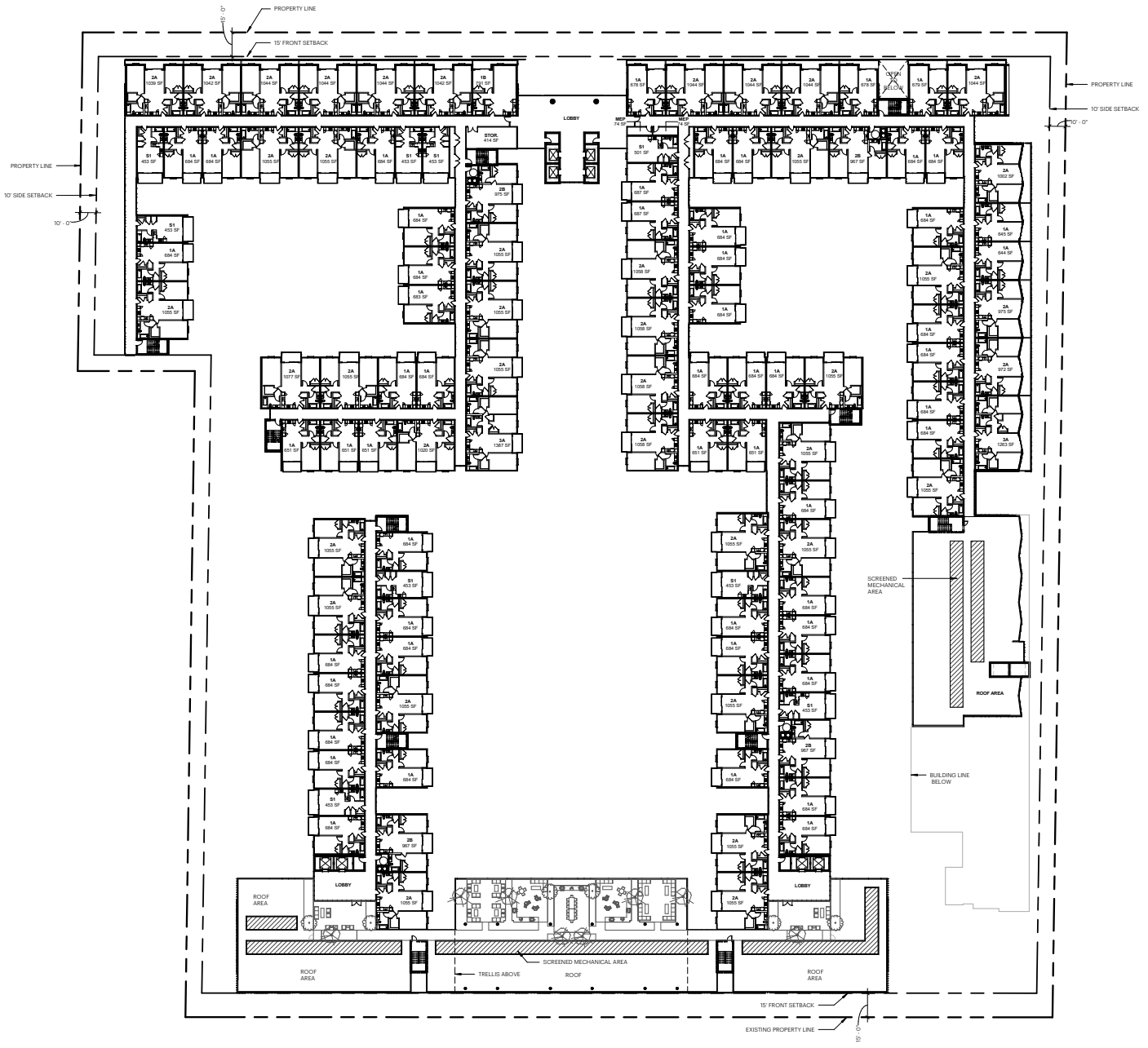
Source: HKS, September 2019.

Figure 9
Third Floor Plan



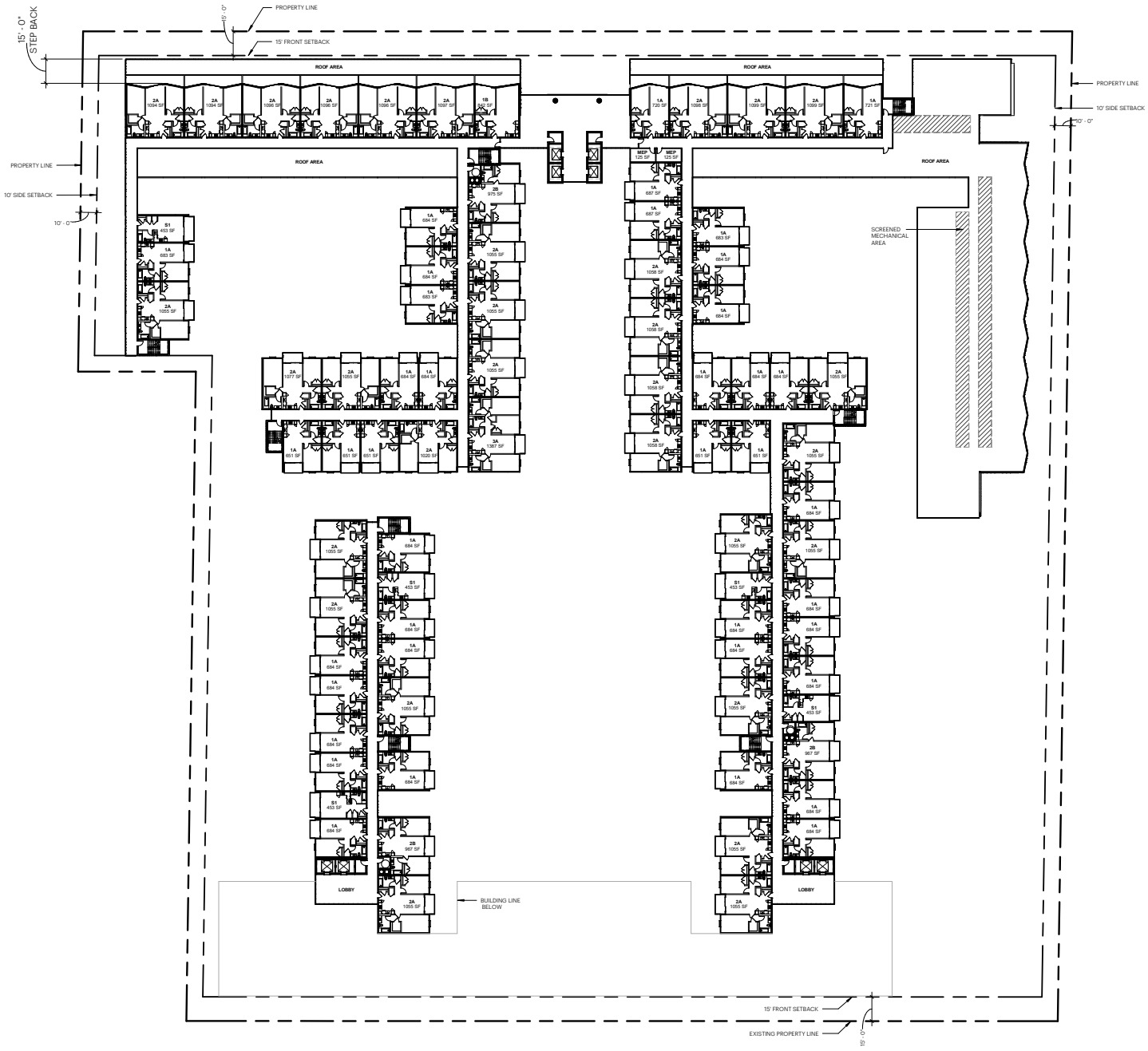
Source: HKS, September 2019.

Figure 10
Fourth Floor Plan



Source: HKS, September 2019.

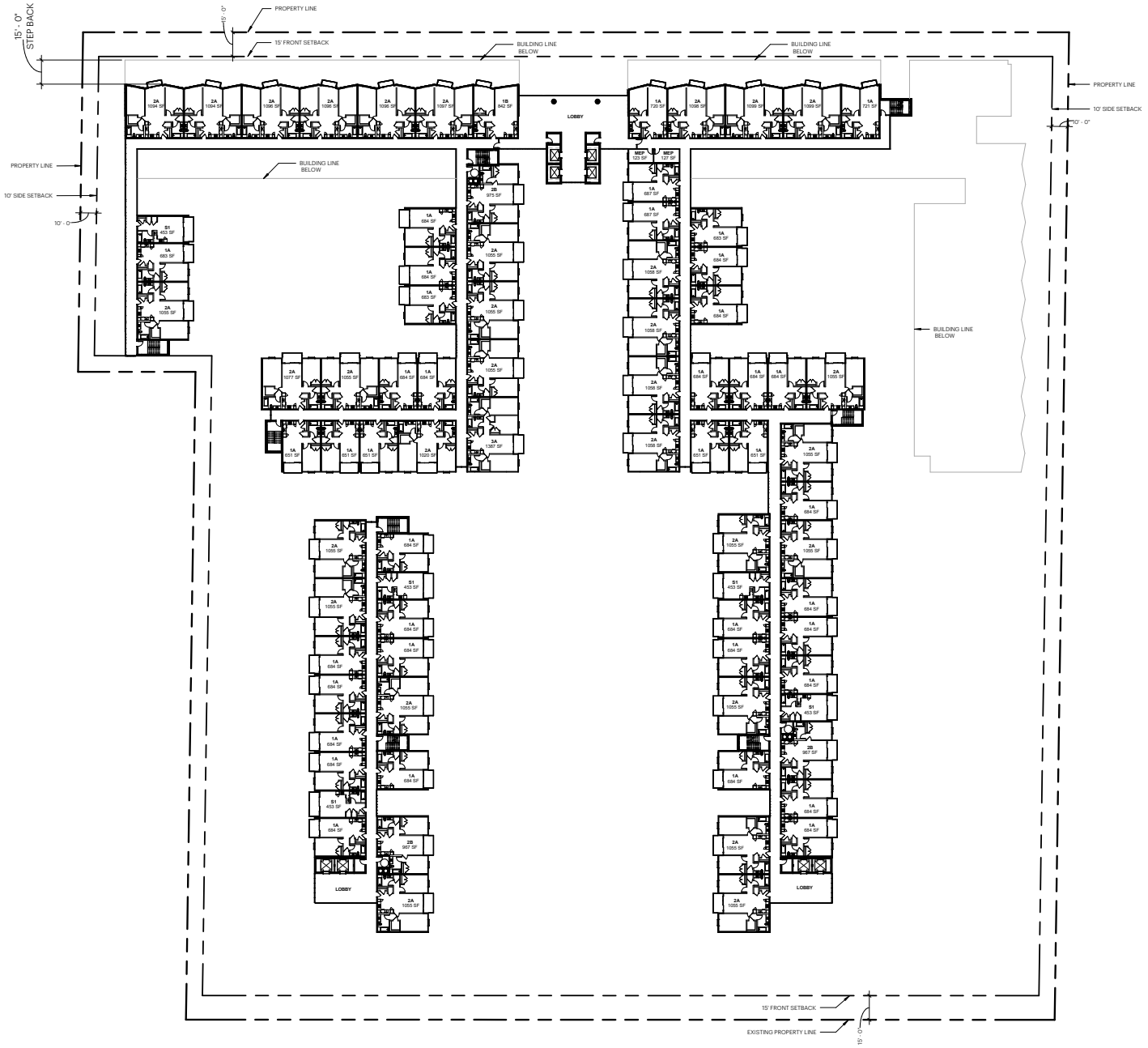
Figure 11
Fifth Floor Plan



Source: HKS, September 2019.

EcoTierra consulting

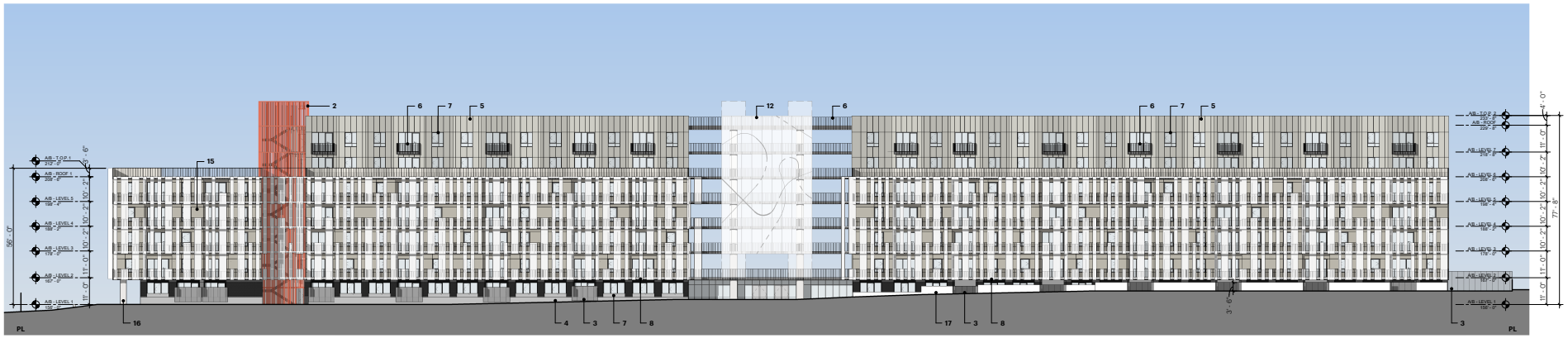
Figure 12
Sixth Floor Plan



Source: HKS, September 2019.

Figure 13
Seventh Floor Plan

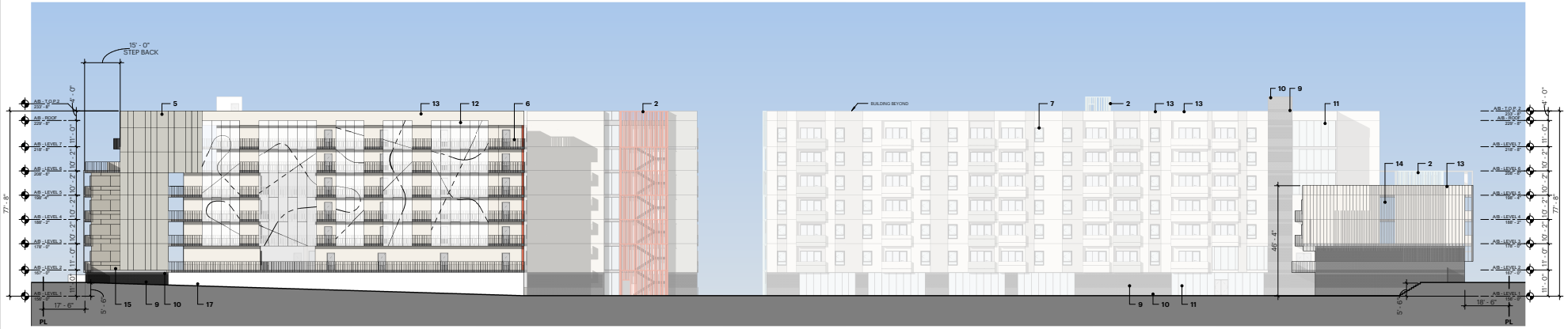
B EAST ELEVATION
1/16" = 1'-0"



A NORTH ELEVATION
1/16" = 1'-0"

Source: HKS, September 2019.

Figure 14
East and North Elevation Plans



D WEST ELEVATION
1/16" = 1'-0"

C SOUTH ELEVATION
1/16" = 1'-0"

Source: HKS, September 2019.

Figure 15
West and South Elevation Plans

The Project would include common and private open space, including, but not limited to, several parks throughout the Project Site, recreation center, community pocket park, a cabana courtyard with pool, and a green courtyard on the ground floor. The ground-floor recreation center would include open space, a gym, a dance/yoga studio space, a locker room, an outdoor deck, a sand volleyball court, and indoor and outdoor basketball courts. Landscaped roof deck open space would be provided on the 4th and 5th floors. The Project would result in a total Project floor area of 851,404 square feet and a total Project floor area ratio (FAR) of 2.7 to 1.

The proposed Project development is summarized in Table 1, Project Development Summary.

Table 1
Project Development Summary

Size	Total
Residential Units	
Studio	*66*
1 Bedroom	*417*
2 Bedroom	*284*
3 Bedroom	*15*
Total Units	**782**
Parking Spaces	
Subterranean	*694*
Ground	*6*
Total Parking Spaces	**700**
Bicycle Parking – Long Term	*271*
Bicycle Parking – Short Term	*27*
Total Bicycle Storage	**298**
Open Space	
Indoor Common	*21,100*
Outdoor Common	*65,600*
Total Common Open Space	**86,700**
Project Square Footages	
Proposed Residential Building SF	**851,404**
Total Project Square Footage	**851,404**
Source: HKS, 2019.	

3.3.2 Design and Architecture

Located walking distance from the Metro Crenshaw/LAX Line Hyde Park Station, currently under construction at Slauson Avenue and Crenshaw Boulevard and near the center of the Hyde Park

community, the Project has been designed to acknowledge the strong arts community nearby and provide unique architecture in an underserved area of the city. The building façade would include a mix of materials, textures, and planes to add visual interest around the entire site in a neighborhood that hosts a mix of architectural styles among both residential and commercial buildings.

The Project's design would serve to transition the urban fabric from the large-format retail and commercial along Slauson Boulevard to the lower-density residential neighborhood along 8th Avenue and 59th Street. Parking is located above ground and below grade and can be accessed from three points; two along 59th Street and one along 8th Avenue. No driveways are proposed along Slauson except for a fire accessway.

The Project's main principles are that of maximizing open space, reducing the scale of the building as the Project transitions into the residential area, and developing a resort-like series of amenities. The Project's design includes variations in materials and planes, including balconies to provide articulation. At the ground floor, the Project has been designed to enhance the pedestrian experience, with a pedestrian entrance provided on all sides facing the street. Ground-floor landscaping would surround the Project Site to enhance the pedestrian and ground-floor experience along Slauson Avenue, 59th Street, and 8th Avenue. Screened/semi-private patios would be provided for ground-floor units with adjacent raised planters, thus softening the streetscape area.

Trash storage, bicycle parking, and back-of-house uses would be located within the subterranean parking structure, out of sight from residents and visitors of the community and from neighboring properties.

3.3.3 Open Space and Landscaping

Open space would be provided in accordance with LAMC Section 12.21 G.2, which requires 100 square feet for each unit with less than three habitable rooms (i.e., studios and one-bedrooms), 125 square feet for each unit with three habitable rooms (i.e., two-bedroom apartments), and 175 square feet for units with more than three habitable rooms (i.e., three-bedroom apartments or larger). Accordingly, the Project would require approximately 86,425 square feet of open space. Per LAMC Section 12.21 G.2(a)(iv), 50 percent of the total required open space, or 43,212.5 square feet, must be common open space. The Project would provide a total of approximately 86,700 square feet of common open space. Common open space would be provided in the form of several parks, a recreation center, a cabana courtyard with pool, and a green courtyard on the ground floor. The ground-floor recreation center would include open space, a gym, a dance/yoga studio space, a locker room, an outdoor deck, a sand volleyball court, and indoor and outdoor basketball courts. Landscaped roof deck open space would be provided on the 4th and 5th floors.

Of the outdoor common open space, a minimum of 25 percent would be landscaped with a variety of drought-tolerant plant species per the LAMC. The proposed landscaping plan would provide a mix of ground cover and trees to complement the architecture. Plant material has been selected for temperature hardiness and low water use. The Project would remove and replace all 33 of the

existing trees (lemon, magnolia and other unprotected tree types) on the Project Site, as well as the eight existing street trees. The ground-floor landscaping plan is shown in Figure 16.

3.3.4 Access, Circulation, and Parking

Pedestrian access to the leasing office and residential portions of the building would be provided by a street-level lobby entrance on 59th Street. Pedestrian access to the building would be provided at all street frontages, via sidewalks that would surround the Project Site. The Project would include replacing any sidewalks and the installation of new curb, gutter, trees, and streetlights, as needed, to accommodate the new site plan.

The Project would be required to provide 271 long-term bicycle parking spaces and 27 short-term spaces, for a total of 298 bike parking spaces. The Project would provide 271 long-term bicycle parking spaces in a secure room in the subterranean parking structure and 27 short-term bicycle spaces on the ground level.

Parking would be provided in one subterranean level with 6 parking spaces available at street level for short-term use, such as pick-up, loading, and drop-off. No vehicular parking is required for projects within TOC Tier 4. However, to serve residents with vehicles, the Project would provide approximately 700 vehicular parking spaces. Vehicular access to the parking garage would be provided via one driveway on 8th Avenue and one driveway on 59th Street. A service drop-off area for deliveries and rideshare would also be provided via two driveways on 59th Street, with vehicular access to the subterranean parking level.

3.3.5 Lighting and Signage

The Project would provide illumination at street level for security. All lighting on the upper levels would be shielded and focused on the Project Site and directed away from the neighboring land uses. The Project would include architectural features and façades with a low level of reflectivity. Signage would be provided for wayfinding for guests and residents in accordance with the LAMC.

3.3.6 Site Security

During construction of the Project, temporary security measures, including security fencing, lighting, and locked entry, would be implemented to ensure security of the Project Site. Development of the Project would also include the incorporation of the following security features into the Project design to enhance safety: controlled access to residential areas via gated pedestrian entries, the utilization of security staff at the two primary entrances, and the use of cameras for video surveillance around the Project perimeter.

3.3.7 Sustainability Features

The building would include sustainable design to meet or exceed all City of Los Angeles current building codes, the Green Building Code, and Title 24 requirements. As such, the development would incorporate eco-friendly building materials, systems, and features, including Energy Star appliances, water saving and ultra low-flow fixtures, non-volatile organic compounds (VOC) paints

Source: HKS, September 2019.

Figure 16
Ground Floor Landscape Plan

and adhesives, and drought-tolerant planting. The building would also be designed to accommodate solar photovoltaic panels at a minimum of 15 percent of the roof area and to provide on-site electric vehicle chargers.

In addition, the Project would support fewer vehicle trips by locating new housing units in proximity (within 750 feet) of the Metro Crenshaw/LAX Line Hyde Park Station that is currently under construction. There are also several major bus routes running along Slauson Avenue and Crenshaw Boulevard.

3.3.8 Anticipated Construction Schedule

The Project would be constructed over approximately 30 months. Major construction phases would be as follows:

- Demolition
- Excavation/Grading/Foundation
- Construction/Framing/Finishing

The Project would require the net export of approximately 130,000 cubic yards of soil and approximately 166,234 cubic yards of demolition debris from the Project Site. The likely outbound haul routes for the Project would be via Slauson Avenue to I-110. Exported materials would be disposed at Sunshine Canyon Landfill in Sylmar. The Project's haul route would be considered by the City as part of its review of the Project's entitlement requests.

Demolition activities are anticipated to start in June 2021, and construction completion and building occupancy are anticipated in January 2024.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Environmental Impact Report will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

1) Transit Oriented Communities Affordable Housing Incentives pursuant to LAMC Section 12.22 A.31. By providing 147 affordable housing units (87 Extremely Low Income, 21 Very Low Income, and 39 Low Income units) within a Tier 4 incentive area, the Project qualifies for Base Incentives to allow an 80-percent density increase from 433 to 782 units and decreased vehicular parking from 1,290 to zero spaces (no parking spaces are required by the Tier 4 TOC regulations, but the Project would provide approximately 700 vehicular parking spaces). The Project located within Tier 4 qualifies for three Additional Incentives from the Menu of Incentives found in the TOC Guidelines. In this case, the Applicant has elected to request the following incentive, only:

a) Height increase to allow a maximum height of 78 feet instead of 45 feet, including a 15-foot setback at 45 feet in height.

2) Site Plan Review pursuant to LAMC Section 16.05 for the proposed development that has more than fifty dwelling units;

3) Demolition, grading, excavation, and building permits;

4) Tree removal permit;

5) Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, haul route permit, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits; and

6) Community Redevelopment Agency (CRA/LA)/Department of City Planning or Successor Agency permit approval for a project within the Crenshaw/Slauson Redevelopment Project Area.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Senate Bill (SB) 743 [Public Resources Code (PRC) Section 21099(d)] sets forth new guidelines for evaluating project transportation impacts under CEQA, as follows: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) 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 "employment center project" as "a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area. 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.

The related City of Los Angeles Department of City Planning Zoning Information (ZI) File ZI No. 2452 provides further instruction concerning the definition of transit priority projects and that "visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA."[4]

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

4 *City of Los Angeles Department of City Planning, Zoning Information File ZA No. 2452, Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking Within TPAs Pursuant to CEQA, 2016.*

(or the EIR) shall trigger the need for any CEQA findings, CEQA analysis, or CEQA mitigation measures.

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

a) Would the project have a substantial adverse effect on a scenic vista?

No Impact. A significant impact may occur if a proposed project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks a scenic vista.

The approximately 7.96-acre Project Site is currently occupied by approximately 187,013 square feet of existing multi-family residential buildings and associated garages. The Project Site is relatively flat, and there are no prominent topographical features on the Project Site from which scenic vistas could be viewed. In addition, the Project Site does not contain a scenic vista. The existing viewshed at the Project Site is defined by existing urban development with commercial and residential structures. The Project would not directly obstruct an existing public view of a scenic vista as no scenic vistas are near the Project vicinity. Therefore, no impact on scenic vistas would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. A significant impact may occur only where scenic resources would be damaged or removed by the project.

There are no State-designated scenic highways or highways eligible for scenic designation in the Project Site vicinity.[5] There are also no City-designated scenic highways in the Project Site vicinity.[6] Therefore, the Project would not have an impact on scenic resources or historic buildings within a State scenic highway. Accordingly, no impact would occur and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

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

Zoning Consistency

The Los Angeles Municipal Code (LAMC) establishes the zoning for the Project Site as R3-1 for Multiple Dwelling Zone in Height District 1. The R3 zone allows a range of residential and other land uses, including single-family and multi-family residences, child care centers, and assisted or independent living facilities.

The Project's proposed building height would reach approximately 78 feet (seven above-ground stories). The Project Site is within Height District 1, which, when associated with R3, limits height to 45 feet and FAR to 3:1. The Project would reserve 20 percent of the base density of 434 units (approximately 87 residential units) for Extremely Very Low Income households, and, therefore, the Project would qualify for an 80 percent density bonus and up to three Base Incentives or Additional Incentives as set forth in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines) for sites located within Tier 4 (LAMC Section 12.22 A.31). The Additional incentive that is being requested is a height increase to allow a maximum height of 78 feet instead of 45 feet. The building would include a stepback of 15 feet from the exterior face of the ground floor wherever the building exceeds 56 feet in height (see Figures 14 and 15). The requested incentive would allow the Project to be up to 78 feet in height. As the incentive is allowed as part of the TOC Guidelines, this is not considered a conflict with applicable zoning governing scenic quality.

Other Regulations Governing Scenic Quality

Due to the urbanized and built out surroundings, as well as the types of uses with and surrounding the Project Site, neither the Project Site nor its surroundings reflect an area of special scenic quality. Furthermore, the goals and policies of the West Adams - Baldwin Hills – Leimert Community Plan have been reviewed as they relate to scenic quality, and none of these policies

5 *California Department of Transportation, California Scenic Highway Mapping System, Los Angeles County, 2015.*

6 *City of Los Angeles Department of City Planning, Mobility Plan 2035, Citywide General Plan Circulation System, Map A8 – South Subarea 2016.*

apply to the Project Site as the Project Site is not located near any scenic highway or corridor. Thus, due to the location of the Project Site, no plans containing goals or policies that govern scenic quality are applicable to the Project Site.

Therefore, the Project would not conflict with applicable zoning or regulations governing scenic quality. Accordingly, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. A significant impact may occur if a project introduces new sources of light or glare on the project site which would be incompatible with the areas surrounding the project site or which pose a safety hazard, such as to motorists utilizing adjacent streets.

Light

The Project is located in a well-lit area of the City, where there are moderate to high levels of ambient nighttime lighting, including street lighting, vehicle headlights, architectural and security lighting, and indoor building illumination (light emanating from structures which passes through windows), all of which are common to densely populated areas. Artificial light impacts are largely a function of proximity. The Project Site is located within an urban environment; thus, light emanating from any one source contributes to the overall lighting impacts rather than being solely responsible for lighting impacts on a particular use. As land uses surrounding the Project Site are already lit from existing development in the area, any additional amount of new light sources must be noticeably visible to light-sensitive uses to have any notable effect.

The Project would have the potential to alter lighting patterns in the area of the Project Site as compared with the existing structure and surface parking lot. Night lighting for the Project would be provided to illuminate building entrances, driveways, and for security. Although the amount of light emanating from the Project would represent an increase over current light levels, the Project would comply with LAMC Section 12.21 A.5(k) (Design of Parking Facilities – Lighting), which requires parking area lighting to reflect away from any street and any adjacent premises; LAMC Section 14.4.4 E (Sign Illumination Limitations), which prohibits sign lighting from producing a light intensity of greater than three foot candles above ambient lighting as measured from the nearest residentially zoned property; and LAMC Section 93.0117 (Outdoor Lighting Affecting Residential Property), which prohibits outdoor lighting sources from causing the windows and outdoor recreation/habitable areas of residential units from being illuminated by more than two foot candles, or from receiving direct glare from the light source.[7]

It is anticipated that the amount of light emanating from the Project would represent an increase over current light levels. However, compliance with the City's existing regulations, including LAMC Sections 12.21 A.5(k), 14.4.4 E, and 93.0117, and design standards would require outdoor lighting to be designed and installed with shielding so that the source of the light (e.g., the bulb) cannot be seen from adjacent residential properties, the public right-of-way, or from above so as

7 *Direct glare, as used in LAMC Section 93.0117(b), is a glare resulting from high luminances or insufficiently shielded light sources that is in the field of view.*

to minimize light trespass. Moreover, pursuant to PRC Section 21099(d) and ZI No. 2452, the Project would result in less than significant impacts to light, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Glare

The Project would incorporate both solid and glass surfaces. Exterior building materials would use various non-reflective material designed to minimize the transmission of glare from the building. Compliance with the City's existing regulations, including LAMC Section 93.0117 (Outdoor Lighting Affecting Residential Property), which prohibits outdoor lighting sources from causing the windows and outdoor areas of residential units from being illuminated by more than two foot candles, or from receiving direct glare from the light source, would ensure glare impacts are not significant. Moreover, pursuant to PRC Section 21099(d) and ZI-2452, the Project would result in less than significant impacts to glare, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

II. AGRICULTURE AND FOREST RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12222(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Would the project 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 developed with residential buildings and garages and is located in a fully developed area of the City. According to the State Farmland Mapping and Monitoring Program's most recent Farmland mapping data for Los Angeles County, neither the Project Site nor the surrounding area are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[8] Thus, Project implementation would not result in the loss of State-designated Farmland. Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. The Project Site is zoned R3-1 (Multiple Dwelling –Height District No. 1). Thus, the Project Site is not zoned for agricultural use, and there are no agricultural uses currently occurring at the Project Site or within the surrounding area. Additionally, according to the State's most recent Williamson Act land data, neither the Project Site nor the surrounding area is under a Williamson Act contract.[9] Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12222(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. In the City, forest land is a permitted use in areas zoned OS (Open Space); however, the City does not have specific zoning for timberland or timberland production. The Project Site is zoned R3-1 (Multiple Dwelling –Height District No. 1). The Project Site is not zoned for forest land, timberland, or timberland production land uses. Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project Site is entirely developed with multi-family residential buildings and associated garages and is located in a developed area of the City. No forest land exists on or in the vicinity of the Project Site, and Project implementation would not result in the loss or conversion of forest land to a non-forest use. Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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8 State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2016, published July 2017.

9 State of California Department of Conservation, Division of Land Resource Protection, State of California Williamson Act Contract Land, Los Angeles County Williamson Act FY 2015/2016, published 2016.

e) Would the project 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 previously developed and located in an urbanized area of the City. No agricultural uses, designated Farmland, or forest land uses occur at the Project Site or within the surrounding area. As such, implementation of the Project would not result in the conversion of existing Farmland, agricultural uses, or forest land on- or off-site to non-agricultural or non-forest use. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

III. AIR QUALITY

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

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The City, including the Project Site, is within the South Coast Air Basin (Basin), and the South Coast Air Quality Management District (SCAQMD) is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and State ambient air quality standards. The SCAQMD has responded to this requirement by preparing a series of air quality management plans (AQMPs). The 2016 AQMP identifies the control measures that will be implemented over a 20-year horizon to reduce major sources of pollutants. Control measures established in previous AQMPs have substantially decreased exposure to unhealthful levels of pollutants, even while substantial population growth has occurred within the Basin. However, as construction and operation of the Project could result in an increase in emissions, the Project may conflict with or obstruct implementation of the 2016 AQMP, and potential impacts may be significant. Therefore, this topic will be further evaluated in the EIR.

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

Potentially Significant Impact. The Basin, wherein the Project Site is located, is currently in non-attainment for ozone, lead, and particulate matter (PM).Construction and operation of a new intensity of development from the Project would emit criteria air pollutants that may result in a cumulatively considerable net increase of ozone, lead, and/or PM, and potential impacts may be significant. Therefore, this topic will be further evaluated in the EIR.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The Project would result in increased air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Sensitive receptors in the vicinity of the Project Site include residential uses. To the north of the Project Site, across Slauson Boulevard, are two-story multi-family residential uses. To the east across 8th Avenue are one- and two-story multi-family residential uses, and to the south across West 59th Street are one- and two-story single- and multi-family residential uses. In addition, there are two existing schools within a quarter-mile of the Project Site (View Park Preparatory Accelerated Charter High School at 5701 Crenshaw Boulevard, and Marcus Garvey School at 5760 6th Avenue). Additional sensitive receptors may also be identified during the preparation of the EIR. As the construction and operation of the Project could emit substantial concentrations of air pollutants near those sensitive receptors, such as the residences surrounding the Project Site, potential impacts may be significant. Therefore, this topic will be further evaluated in the EIR.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Odors are typically associated with the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The Project involves the construction and operation of a residential project, and residential uses are not typically associated with odor complaints.

Potential sources that may emit odors during construction activities include the application of materials, such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Project. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and, therefore, should not reach an objectionable level at the nearest sensitive receptors. As the Project involves no operational elements related to industrial projects, no long-term operational objectionable odors are anticipated.

Construction and operation of the Project would also comply with SCAQMD Rules 401, 402, and 403, regarding visible emissions violations. In particular, Rule 402 provides 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.[10]

IV. BIOLOGICAL RESOURCES

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

10 SCAQMD Rule 401, Nuisance, last amended November 9, 2001.

approved local, regional, or state habitat conservation plan?

a) Would the project 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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The Project Site is located in an urbanized area and is currently developed with residential developments and associated garages. Due to the urbanized and disturbed 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 urbanized developed settings. Based on the lack of habitat on the Project Site, it is unlikely any special status species listed by the California Department of Fish and Wildlife (CDFW)[11] or by the U.S. Fish and Wildlife Service (USFWS)[12] would be present on-site. Furthermore, the Project Site is not located in or adjacent to a Biological Resource Area as defined by the City of Los Angeles.[13] 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 CDFW or USFWS. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

No Impact. The Project Site is located in an urbanized area and is currently developed with residential developments and associated garages. No riparian or other sensitive natural communities exists on the Project Site or in the surrounding area..[14] Furthermore, the Project Site and surroundings are not located in or adjacent to a Biological Resource Area or Significant Ecological Area as defined by the City of Los Angeles or the County of Los Angeles.[15,16,17] In addition, there are no other sensitive natural communities identified by the CDFW or

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11 California Department of Fish and Wildlife, California Natural Diversity Database, Special Animals List, October 2017.

12 United States Fish and Wildlife Service, ECOS Environmental Conservation Online System, Listed species believed to or known to occur in California, website: https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=CA&status=listed, accessed: September 2019.

13 City of Los Angeles, West Adams-Baldwin Hills-Lemert Community Plan, Interactive Maps, Community Planning App West Adams, website: https://ladcp.maps.arcgis.com/apps/View/index.html?appid=c2e9870f690f4277b9d1a723ff4611f6, accessed: September 2019.

14 US EPA, NEPAssist, website: https://nepassisttool.epa.gov/nepassist/nepamap.aspx, accessed: September 2019.

15 City of Los Angeles, West Adams-Baldwin Hills-Lemert Community Plan, Interactive Maps, Community Planning App West Adams, website: https://ladcp.maps.arcgis.com/apps/View/index.html?appid=c2e9870f690f4277b9d1a723ff4611f6, accessed: September 2019.

16 US EPA, NEPAssist, website: https://nepassisttool.epa.gov/nepassist/nepamap.aspx, accessed: September 2019.

17 Los Angeles County, Los Angeles County General Plan, Figure 9.3 Significant Ecological Areas and Coastal Resource Areas Policy Map, October 6, 2015.

USFWS.[18,19]Implementation of the Project would not result in any adverse impacts to riparian habitat or other sensitive natural communities. Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

No Impact. The Project Site is located in an urbanized area and is currently developed with residential developments and associated garages. Review of the National Wetlands Inventory and the State of California Wetlands identified no protected wetlands in the vicinity of the Project Site.[20,21] Therefore, the Project Site would not have an adverse effect on federally protected wetlands. As such, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

d) Would the project 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. There are no wildlife corridors or native wildlife nursery sites in the Project vicinity. A *Tree Report* (dated July 25, 2018, included as Appendix IS-A to this Initial Study) identified 33 non-native trees with a trunk diameter greater than eight inches on the Project Site and eight street trees.[22] All existing trees, including street trees, are expected to be removed during construction. The tree species on the Project Site are not protected by the City's Tree Protection Ordinance; however, the existing trees may provide temporary suitable habitat for nesting migratory birds, which are protected under the Federal Migratory Bird Treaty Act (MBTA). The MBTA, which is an international treaty ratified in 1918, protects migratory nongame native bird species (as listed in Title 50 of the Code of Federal Regulations [CFR] Section 10.13) and their nests. Additionally, Section 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests, including raptors and other migratory nongame birds (as listed under the MBTA). Tree removals would be undertaken pursuant to applicable City permits and requirements. The Project would be required to comply with these existing federal and State laws (i.e., MBTA and California Fish and Game Code, respectively). Additionally, the Project would provide 196 new trees within the common open space areas, and all street trees to be removed would be replaced per LAMC and Urban Forestry requirements as part of the Project's landscape plan. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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18 California Department of Fish and Wildlife, CDFQ Lands, website: https://apps.wildlife.ca.gov/lands/, accessed: September 2019.

19 United States Fish and Wildlife Service, National Wetlands Inventory, website: https://www.fws.gov/wetlands/data/Mapper.html, accessed: September 2019.

20 U.S. Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper, website: http://www.fws.gov/wetlands/Data/Mapper.html, accessed: June 2019.

21 United States Fish and Wildlife Service, National Wetlands Inventory, website: https://www.fws.gov/wetlands/data/Mapper.html, accessed: September 2019.

22 Paul Lewis Landscape Architect, Tree Report, 3100-3206 Slauson Ave., Los Angeles, CA 90043, July 25, 2018.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. As set forth in Ordinance No. 177,404, any of the following Southern California native tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, is a protected tree:

- Oak tree including Valley Oak (*Quercus lobata*), California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus dumosa*);
- Southern California Black Walnut (*Juglans californica* var. *californica*);
- Western Sycamore (*Platanus racemose*); and
- California Bay (*Umbellularia californica*).

A certified landscape architect inspected the Project Site on July 17, 2018 (see Appendix IS-A to this Initial Study) to determine if any native protected species, as set forth in Ordinance No. 177,404, are present on the Project Site.[23] The arborist identified 33 non-native trees with a trunk diameter greater than eight inches on the Project Site and eight street trees.[24] The on-site tree species are not protected by the City's Protected Tree Ordinance (see Appendix IS-A for a listing of all the on-site tree species). Therefore, construction of the Project, which would require removal of all existing streets, including street trees, would not affect any protected trees. Moreover, the Project would provide 196 new trees within the common open space areas, and all street trees to be removed would be replaced per LAMC and Urban Forestry requirements as part of the Project's landscape plan. Types of trees and planting locations would be reviewed and approved by the Bureau of Street Services' Urban Forestry Division. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

f) Would the project 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 and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.[25] Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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23 Paul Lewis Landscape Architect, Tree Report, 3100-3206 Slauson Ave., Los Angeles, CA 90043, July 25, 2018.

24 Paul Lewis Landscape Architect, Tree Report, 3100-3206 Slauson Ave., Los Angeles, CA 90043, July 25, 2018.

25 California Department of Fish and Wildlife, California Regional Conservation Plans, August 2015, website: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline, accessed: June 2019.

V. CULTURAL RESOURCES

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

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Potentially Significant Impact. Section 15064.5 of the State CEQA Guidelines defines an historical resource as: (1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register); (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain State guidelines; or (3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if the proposed project were to adversely affect a historical resource meeting one of the above definitions.

Generally, properties eligible for listing in the National Register of Historic Places (National Register) are at least 50 years old. The California Office of Historic Preservation generally recommends an evaluation of buildings and structures older than 45 years of age by professionals meeting the Secretary of the Interior Standards Professional Qualifications for Architectural History and Archeology. The Project Site is currently developed with multi-family residential buildings and associated garages. According to the City of Los Angeles Zoning Information and Map Access System (ZIMAS), the buildings were built in 1941 and 1949.[26] The buildings may be eligible for consideration as a historic resource because they are over 50 years of age. According to ZIMAS and the Los Angeles Historic Resources Inventory, the portion of the Project Site at

26 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.*

3100 W. Slauson Avenue is identified as "Dorset Village Historic District".[27,28] Based on a review of the SurveyLA Historic Resources Survey Report, the West Adams – Baldwin Hills - Leimert Community Plan Area identified the buildings on-site and the Project Site as eligible for the National Register, the California Register, and as a City of Los Angeles Historic-Cultural Monument based on it being an "excellent example of a 1940s private garden apartment."[29] Therefore, impacts may be significant, and the Project's potential to cause a substantial adverse change in the significance of a historical resource will be further evaluated in the EIR.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

Less Than Significant Impact. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which meet the criteria for historical resources, as discussed above, or resources which constitute unique archaeological resources. A project-related significant adverse effect could occur if the project were to affect archaeological resources which fall under either of these categories.

The Project Site and surrounding area are not within proximity of a known archaeological site.[30] Additionally, a historic records search was conducted for the Project Site at the South Central Coastal Information Center (SCCIC), California State University, Fullerton. The records search results show that the Project Site has not been listed on any historic listing or previously evaluated (see Appendix IS-B to this Initial Study).[31]

Nonetheless, in the event that archaeological resources be discovered during grading or construction activities, work would cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2. The required compliance would ensure that any unanticipated discovery of archaeological resources is treated in accordance with federal, State, and local guidelines, including those set forth in to PRC Section 21083.2. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

Less Than Significant Impact. It is unknown whether human remains are located at the Project Site. Any human remains that may have existed near the site surface are likely to have been disturbed or previously removed. However, in the event that human remains be encountered unexpectedly during grading or construction activities, State Health and Safety Code Section

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27 City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.

28 City of Los Angeles, Office of Historic Resources, Los Angeles Historic Resources Inventory, website: http://www.historicplacesla.org/map, accessed: June 2019.

29 City of Los Angeles, SurveyLA Los Angeles Historic Resources Survey, West Adams – Baldwin Hills – Leimert Historic Districts, Planning Districts, and Multi-Property Resources – July 2016 (Revised from September 2012).

30 City of Los Angeles, Citywide General Plan Framework Final Environmental Impact Report, certified August 2001, Figure CR-1 – Prehistoric and Historic Archaeological Sites and Survey Areas in the City of Los Angeles.

31 W. H. Bonner Associates, Historic Records Search Results for 3130 West Slauson Avenue, Los Angeles, Los Angeles County, CA, April 4, 2018.

7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If human remains of Native American origin are discovered during Project construction, compliance with State laws, which fall within the jurisdiction of the Native American Heritage Commission (PRC Section 5097), relating to the disposition of Native American burials would be required. Considering the low potential for any human remains to be located on the Project Site and that compliance with regulatory standards described above would ensure appropriate treatment of any human remains unexpectedly encountered during grading activities, the Project's impact on human remains would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

VI. ENERGY

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

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. The Project would consume energy during construction and operational activities. Sources of energy for these activities would include electricity usage, natural gas consumption, and transportation fuels, such as diesel and gasoline. During Project construction, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Project construction would also consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, and delivery and haul truck trips (e.g., hauling of demolition material to off-site reuse and disposal facilities). During operation of the Project, energy use would include, but not be limited to, heating, ventilating, and air conditioning (HVAC); lighting; and the use of appliance, and electronics. Energy would also be consumed during Project operations related to water usage, solid waste disposal, and vehicle

trips. Accordingly, the Project's consumption of energy will be calculated and further evaluated in the EIR.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. As discussed above, the Project would consume energy during construction and operation in the form of electricity, natural gas, and transportation fuel. The Project could result in a significant impact to State or local plans for renewable energy or energy efficiency if it failed to meet energy efficiency standards or prevented energy suppliers from meeting renewable energy source targets. Accordingly, the Project's consumption of energy and its effects on renewable energy plans and energy efficiency requirements will be calculated and further evaluated in the EIR.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving?				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

The following analysis is based on the findings of the *Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking* (Geotechnical Report) prepared by Byer Geotechnical, Inc., on September 5, 2018. A copy of this report is available as Appendix IS-C to this document.

a) Would the directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Less Than Significant Impact. Numerous active and potentially active faults with surface expressions (fault traces) have been mapped adjacent to, within, and beneath the City. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture to built structures. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. Surface rupture of a fault generally occurs within 50 feet of an active fault line.

The Project Site is not located within a designated Alquist-Priolo Earthquake Fault Zone.[32] According to the Geotechnical Report prepared for the Project, the nearest active fault is the Newport-Inglewood Fault located approximately 1.3 miles west of the Project Site[33] and, thus, well over 50 feet away, which is the range within fault rupture generally occurs. Moreover, the Project Site is not within a Preliminary Fault Rupture Study Area.[34] Thus, there would be no potential for fault rupture at the Project Site.[35] Further, the Project would be required to comply with applicable State and local building and seismic codes and implement all site- and project-specific design recommendations contained in the Geotechnical Report that will be submitted to the Los Angeles Department of Building and Safety (LADBS) for review and approval prior to Project Approval. Conformance with current Building Code requirements and site-specific design recommendations in the Geotechnical Report would minimize the potential for people on the

32 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.*

33 *Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

34 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.*

35 *Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

Project Site to sustain loss, injury, or death as a result of fault rupture. The Project would involve the construction of a residential structure in accordance with allowed uses under existing zoning, and no proposed uses would have the potential to directly or indirectly exacerbate existing potential for fault rupture. Accordingly, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

(ii) Strong seismic ground shaking?

Less Than Significant Impact. The Project Site is located in the seismically active region of Southern California and, therefore, is susceptible to ground shaking during a seismic event. According to the Geotechnical Report, the closest surface trace of an active fault to the Project Site is the Newport - Inglewood Fault Zone (Onshore) located approximately 1.3 miles west of the Project Site and capable of producing a maximum moment magnitude of 7.5.[36] In addition to the Newport - Inglewood Fault, other known active faults that could produce significant ground shaking at the Project Site include the Santa Monica, Elsinore, and the San Andreas Faults. Although the Project Site is located within approximately 1.3 mile of the Newport - Inglewood Fault, it does not propose activities either during construction or operation that could cause in whole or in part strong seismic ground shaking. The Project does not include deep mining operations, fracking, or boring into the direct location of a fault line. Therefore, the Project does not have the likelihood of exacerbating existing environmental conditions that could cause strong seismic ground shaking.

Based on the Geotechnical Report, the Project Site is suitable for development, and development of the Project is feasible from a geotechnical engineering standpoint, provided that the recommendations contained in the Geotechnical Report are incorporated in the Project plans and are implemented during construction. The Project would comply with the Los Angeles Building Code (LABC), which incorporates, with local amendments, the latest editions of the International Building Code and California Building Code. Compliance with the LABC includes incorporation of seismic standards appropriate to the Project Site. Modern buildings are designed to resist ground shaking through the use of shear panels, moment frames, and reinforcement in compliance with the LABC. Additionally, LADBS would review the Project plans for consistency with the findings and recommendations of the Geotechnical Report and requirements of the LABC. Conformance with the Geotechnical Report findings and all current LABC requirements would minimize the potential for structures on the Project Site to sustain damage during an earthquake. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

(iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction describes a phenomenon where cyclic stresses, which are produced by earthquake-induced ground motions, create excess pore pressures in cohesionless soils. As a result, the soils may acquire a high degree of mobility, which can lead

36 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019; and Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

to lateral spreading, consolidation and settlement of loose sediments, ground oscillation, flow failure, loss of bearing strength, ground fissuring, and sand boils, and other damaging deformations. This phenomenon occurs only below the water table, but after liquefaction has developed, it can propagate upward into overlying, non-saturated soils as excess pore water escapes. The possibility of liquefaction occurring at a given site is dependent upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, relative density, and confining pressures of the soil at the site.

The Project Site is not identified by the City as susceptible to liquefaction,[37] and the Seismic Hazards Maps of the State of California do not classify the Project Site as part of the potentially "Liquefiable" area.[38] This determination is based on groundwater depth records, soil type, and distance to a fault capable of producing a substantial earthquake. As discussed in the Geotechnical Report, the Project Site is underlain by older alluvium deposits that are generally stiff to hard and not susceptible to liquefaction. Additionally, LADBS would review the plans for consistency with the findings and recommendations of the Geotechnical Report and the LABC. LADBS would require that all findings and recommendations be incorporated into the Project and approved by LADBS prior to the issuance of any grading or building permits. Therefore, impacts related to seismic-related ground failure, including liquefaction, would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

(iv) Landslides?

Less Than Significant Impact. The Project Site is not located within an area identified by the City as having a potential for landslides or of a known landslide.[39] The topography of the Project Site and surrounding area is relatively flat. The Project Site is not in the path of any known or potential landslides. As such, the Project would not directly or indirectly expose people or structures to risk related to landslides. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Nearly the entire approximately 7.96-acre Project Site is developed with multi-family residential structures and paved with impervious surfaces. The area surrounding the Project Site is developed and would not be susceptible to indirect erosion caused by the Project. During construction, Project grading and excavation would expose soil for a limited time, allowing for possible wind and water erosion. However, due to the temporary nature of the soil exposure during grading and excavation activities, substantial erosion is unlikely to occur. Furthermore, during these phases of construction, the Project would be required to prevent the transport of sediments from the Project Site by stormwater runoff and winds through the use of appropriate Best Management Practices (BMPs). These BMPs would be detailed in the required Stormwater Pollution Prevention Program (SWPPP), which must be acceptable to the City and in

37 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.*

38 *Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

39 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.*

compliance with the latest National Pollutant Discharge Elimination System (NPDES) Stormwater Regulations. Furthermore, the potential for soil erosion would be reduced by implementation of standard erosion controls imposed during site preparation and grading activities. Specifically, all grading activities would require grading permits from LADBS, which would include requirements and standards designed to limit potential effects 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 or the LAMC, which addresses grading, excavations, and fills. The Project would also comply with the City's Low Impact Development (LID) Ordinance and implement standard erosion controls to limit stormwater runoff, which can contribute to erosion.

Operation of the Project would not have any impact with respect to soil erosion or loss of topsoil as the entire Project Site would be developed with residential structures, landscaping, and pavement, and there is no native topsoil at this previously disturbed and developed Site. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

Less Than Significant Impact. Potential impacts with respect to liquefaction and landslide potential are evaluated in Checklist Questions VII(a)(iii) and (iv) above.

As discussed above in Question VII(a)(iii), the Project Site is not located within an identified liquefaction zone and does not contain soils that would be likely to result in liquefaction. Therefore, since liquefaction-related effects include lateral spreading, such occurrence is considered to be remote.

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 Project Site is underlain by older alluvium deposits that are generally stiff to hard.[40] The Project 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 Project Site or in the general Project vicinity. The Project Site is not located over an old mine or a cave, and activities on the Project Site would not induce an earthquake, as explained above. Therefore, the Project would not be located on a geologic unit or soil that is unstable or that would become unstable as a result of the Project. In addition, groundwater and petroleum are not currently being extracted from the Project Site and would not be extracted as part of the Project. Thus, subsidence as a result of such activities would not occur. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the Project Site. Furthermore, safe construction practices would be exercised through required compliance with the LABC and conditions of approval provided by LADBS, which includes building foundation requirements appropriate to Project Site conditions.

40 *Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. Soil collapse occurs when the land surface is saturated at depths greater than those reached by typical rain events.[41] According to the Geotechnical Report, the Project Site is underlain by older alluvium consisting of clay that is dark brown and olive brown, moist to very moist, and medium stiff to hard. Therefore, due to the type of and density of the soils underlying the Project Site, the Project Site soils would not be considered collapsible soils.

Based on the above, the Project would not 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. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

Less Than Significant Impact. The Geotechnical Report identified that on-site geologic materials are in the moderate expansion range based upon field soil classifications and testing.[42] Construction of the Project would be required to comply with the LABC (2017 Amendments) and the 2016 California Building Code, which include building foundation requirements appropriate to site-specific conditions. With compliance with the regulatory requirements of the California Building Code, LABC, and site-specific recommendations in the Geotechnical Report, impacts associated with expansive soils would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project Site is located in a developed area of the City, which is served by a wastewater collection, conveyance, and treatment system operated by the City. The Project would connect to the existing wastewater system. No septic tanks or alternative disposal systems are necessary or proposed. Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. No unique geologic features are located on the Project Site, which is developed with several multi-family residential buildings and associated garages. The Project Site and immediate surrounding area do not contain any known vertebrate paleontological

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41 Association of Environmental & Engineering Geologists, Expansive and Collapsible Soils, website: https://www.aegweb.org/page/ExpansiveSoil?&hhsearchterms=%22collapsible+and+soil%22, accessed: September 2019.

42 Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.

resources.[43] Furthermore, the Project Site and surrounding area are not identified by the City as having surface sediments with unknown fossil potential.[44] A search of paleontology collection records conducted by the Natural History Museum of Los Angeles County for the Project area found that although there are no known vertebrate fossil localities that lie directly within the Project Site, there are vertebrate fossil localities nearby.[45] Although the Project Site has been previously disturbed, and no paleontological resources have been identified on the Project Site or in the vicinity, the Project would require additional ground disturbance. If previously unknown paleontological resources are inadvertently found during Project construction activities, including excavation and grading, the Project would be required to follow procedures as detailed in PRC Sections 5097.5 and 30244. Furthermore, as a condition of approval, the City of Los Angeles requires that if paleontological artifacts are unearthed, construction activity cease while the significance of the artifacts are evaluated. Therefore, through compliance with existing City and State regulations related to paleontological resources, impacts to unknown paleontological resources that could be inadvertently discovered at the Project Site would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

VIII. GREENHOUSE GAS EMISSIONS

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

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Greenhouse gas (GHG) emissions refer to a group of emissions that are believed to affect global climate conditions. These gases trap heat in the atmosphere and the major concern is that increases in GHG emissions are causing global climate change. Global climate change is a change in the average weather on the earth that can be measured by wind patterns, storms, precipitation, and temperature. Construction and operation of the Project would

43 City of Los Angeles, Citywide General Plan Framework Final Environmental Impact Report, certified August 2001, Figure CR-2 – Vertebrate Paleontological Resources in the City of Los Angeles.

44 City of Los Angeles, Citywide General Plan Framework Final Environmental Impact Report, certified August 2001, Figure CR-3 – Invertebrate Paleontological Resource Sensitivity Area in the City of Los Angeles.

45 Correspondence from Samuel A. McLeod, Ph.D., Vertebrate Paleontology, Natural History Museum of Los Angeles County, June 20, 2019. (See Appendix IS-D to this Initial Study).

generate GHG emissions from the use of construction equipment, construction workers' vehicles, operational energy use, and operational project trips to and from the Project Site, which may significantly impact the environment either directly or indirectly. Therefore, impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. Construction and operation of the Project would generate GHG emissions, which may conflict with the policies or goals of GHG-reduction plans, including, but not limited to, the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Assembly Bill (AB) 32 Scoping Plan, and the City of Los Angeles LA Green Plan. Therefore, impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would exacerbate the current environmental conditions so as to create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for	☐	☐	☐	☒

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
people residing or working in the project area?				
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

The following analysis is based on the findings of the *Phase I Environmental Site Assessment, Dorset Village, 3130 & 3202 West Slauson Avenue, Los Angeles California 90043* (Phase I ESA) prepared by EDI Consultants on September 12, 2018. The Phase I ESA incorporates by reference the *Phase II Subsurface Investigation Report* (Phase II) prepared by Partner Engineering and Science, Inc. on October 28, 2014. Both the Phase I ESA and Phase II are available as Appendix IS-E to this document.

a) Would the project 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 to be used for the Project would be typical of those used during construction activities and during operation of residential uses, as discussed in the following analysis.

Construction

The Project would not involve the routine transport of hazardous materials to and from the Project Site during construction. During demolition, excavation, on-site grading, and building construction, hazardous materials, such as fuel and oils associated with construction equipment, as well as coatings, paints adhesives, and caustic or acidic cleaners, could be routinely used on the Project Site through the duration of construction. While some hazardous materials used during construction could require disposal, such activities would occur only for the duration of construction and would cease upon completion of the Project. As such, construction of the Project would not involve the routine disposal of hazardous materials. Notwithstanding, all potentially hazardous materials used during construction of the Project would be used and disposed of in accordance with the manufacture's specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, existing regulations are aimed at establishing specific guidelines regarding risk planning and accident prevention, protection from exposure to specific chemicals, and proper storage of hazardous materials. The Project would comply with all applicable federal, State, and local requirements concerning the use, storage, and management of hazardous materials. Consequently, Project construction activities would not create a

significant hazard to the public or the environment through the use of hazardous materials during construction, and development of the Project on the Project Site, and would not exacerbate the current environmental conditions as to create a significant hazard to the public or the environment. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Operation

Operation of the Project would involve the routine use of small quantities of potentially hazardous materials typical of those uses in residential uses, including cleaning products, paints, and those used for landscape maintenance. As with Project construction, all hazardous materials used on the Project Site during operation would be used, stored, and disposed of in accordance with all applicable federal, state, and local requirements concerning the routine transport, use, or disposal of hazardous materials. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

b) Would the project create 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. A Phase I Environmental Site Assessment (Phase I ESA) for the Project Site was prepared in September 2018 in order to identify recognized environmental conditions (REC) on the property.[46] The Phase I ESA is attached to this Initial Study as Appendix IS-E. A REC is the presence or likely presence of any hazardous substances or petroleum products in, on, or at the property due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. As identified by the ESA, the northeastern corner of the Project Site was formerly occupied with a gas station (at 3050 West Slauson Avenue) and automotive repair facility (at 3052 West Slauson Avenue) from approximately 1927 until 1941 when the Project Site was redeveloped with the existing multi-family residential buildings. The operation of a gas station and auto repair facility typically utilizes and stores significant quantities of hazardous substances and/or petroleum-based products along with gasoline and/or diesel underground storage tanks (USTs). No information pertaining to the exact location, installation or removal dates, capacities, construction, or disposition of the USTs was available during the course of this assessment. In addition, no information concerning other potential sub-surface improvements, such as in-ground hydraulic lifts, pits, sumps, waste oil tanks and clarifiers was available during the course of this assessment. The Project Site was listed on the HIST MANIFEST (i.e., a list of historic hazardous waste manifests received by the Department of Toxic Substances Control [DTSC] from 1980 to 1992) and HAZNET (a list of hazardous waste manifests received each year by the DTSC) that indicate 0.4 ton of contaminated soil was removed from a site clean-up in 1992; however, the information in the databases did not indicate whether this was in connection with the former on-site gasoline station and automotive repair shop.

46 *EDI Consultants, Phase I Environmental Site Assessment, Dorset Village, 3130 & 3202 West Slauson Avenue, Los Angeles California 90043, September 12, 2018.*

In October 2014, a Phase II subsurface investigation was conducted at the Project Site to investigate the potential impact of petroleum hydrocarbons to soil from the former on-site gasoline station and automotive repair facility. The scope of the Phase II included a geophysical survey and four soil borings. Four soil samples were analyzed for total petroleum hydrocarbon-carbon chain (TPH-cc) and VOCs. The geophysical survey identified one anomaly measuring approximately 10 feet by 5 feet along the northern boundary of the Project Site and a second anomaly measuring 9 feet by 4 feet along the eastern boundary of the Project Site. Both anomalies contained characteristics that are similar to backfilled excavations with no metallic signatures, presumably indicating the absence of buried USTs. None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs exceeding laboratory practical quantitation levels (PQLs). The Phase II Subsurface Investigation Report concluded that there is no evidence of a release of hazardous materials from the Project Site and recommended no further investigation with respect to the former gasoline station and automotive repair facility. Furthermore, based on the Phase II results, the Phase I ESA concluded that there is no evidence of a release of hazardous materials from the Project Site and that no further action with respect to the former gasoline station and automotive repair facility is warranted. Therefore, potentially significant hazardous impacts to the public or the environment through upset or accident conditions related to RECs would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

In addition, an asbestos and lead-based paint screening was conducted on the Project Site as part of the Phase I ESA (see Appendix IS-E to this Initial Study). No friable suspect asbestos-containing materials (ACMs) were identified on the Project Site as part of the Phase I ESA. However, due to the age (1941 and 1949) of the buildings on the Project Site, their joint compound, resilient floor tiles, wallboard assemblies and construction mastics may contain ACM. Since these non-friable materials are in good condition and the potential for fiber release is low, no further action was recommended at the time the Phase I ESA was prepared, other than maintaining the material in good condition. However, the Phase I ESA recommends that the materials be tested for asbestos prior to demolition activities.

Lead based paint (LBP) is paint with a lead concentration greater than 5,000 parts per million (ppm) as defined by the USEPA. LBP may be an environmental concern in residential properties based on the condition and maintenance of the paint and the presence or absence of LBP hazards. A LBP hazard is defined as damaged paint or paint covering a deteriorated subsurface that may create dust or chips that could potentially be ingested or inhaled.

The multi-family residential buildings on the Project Site were constructed in 1941 and 1949, prior to the Consumer Product Safety Commission's 1978 ban on the sale of LBP to consumers. As such, it is possible for LBP to be present on-site. Note, however, that the buildings on the Project Site have reportedly undergone several re-paintings since 1978, and, therefore, older under-lying LBP (should it exist) would be encapsulated under several coats of non-LBP. The Phase I ESA indicated that painted surfaces were observed to be in good condition and devoid of significant peeling and flaking. Based on the presumed use of non-LBP in residences and other areas where consumers have direct access to painted surfaces after 1978, it is unlikely that LBP in locations and quantities suspected to represent an environmental concern exists on-site. Notwithstanding,

it is recommended that all such possible LBP-containing surfaces be tested prior to demolition activities that could disturb the LBP.

If ACMs or LBP are encountered during construction activities, such materials would be handled in accordance with City and State regulatory requirements, including, but not limited to, those of the SCAQMD, Occupational Safety and Health Administration (OSHA), DTSC, LAFD, and/or LADBS. Therefore, potentially significant hazardous impacts to the public or the environment through upset or accident conditions related to ACMs and LBP would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

The Project Site is not considered a Methane Hazard Site[47] and is not within a Methane Zone or a Methane Buffer Zone.[48] Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Based on the above, compliance with regulatory requirements, the Project would not result in a significant hazard to the public or the environment through the reasonably foreseeable upset or accident 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) Would the project 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 two existing schools within a quarter-mile of the Project Site (View Park Preparatory Accelerated Charter High School at 5701 Crenshaw Boulevard, and Marcus Garvey School at 5760, 6th Avenue), and no known proposed schools within one-quarter mile. Construction of the Project would involve the temporary use of potentially hazardous materials, including vehicle fuels, paints, oils, and transmission fluids. Additionally, Project operation would involve the limited use of hazardous materials typically used in the maintenance of projects that incorporate residential uses (e.g., cleaning solutions, solvents, painting supplies, batteries, etc.). However, it is reasonably anticipated that all potentially hazardous materials would be used, stored, and disposed of in accordance with manufacturers' specifications and in compliance with applicable federal, State, and local regulations. The Project does not include any uses that are typically associated with the use of hazardous chemicals, solvents, petroleum products, and other classified hazardous materials, which are typically associated with industrial operations. The Project involves the construction and operation of a residential project and would not require any substances of an unusual nature that could pose a hazard. As such, the use of typical cleaning and painting materials would not create a significant hazard to any nearby schools. Additionally, as discussed above under Checklist Question IX(a), the Project is not expected to result in hazardous emissions. Therefore, impacts would be less

47 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.*

48 *Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

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

d) Would the project 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. California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. According to the Phase I ESA (see Appendix IS-E to this Initial Study), the Project Site was listed on the HIST MANIFEST and HAZNET regulatory databases that indicate 0.4 tons of contaminated soil was removed from a site clean-up in 1992; however, it is unknown whether this is in connection with the former on-site gasoline station and auto repair shop.[49] None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs exceeding laboratory PQLs. Based on the Phase II subsurface investigation, there is no evidence of a release of hazardous materials from the Project Site and the Phase II recommends no further investigation with respect to the former gasoline station and automotive repair facility at this time. Furthermore, based on the Phase II results, the Phase I ESA concluded that there is no evidence of a release of hazardous materials from the Project Site and that no further action with respect to the former gasoline station and automotive repair facility is warranted. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

No Impact. The nearest airport to the Project Site is the Los Angeles International Airport (LAX), which is located approximately 4.7 miles southwest of the Project Site. The Project Site is not located within the Airport Influence Area of LAX.[50] Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. According to the Safety Element of the City of Los Angeles General Plan, there are no critical facilities and lifeline systems in the immediate vicinity of the Project Site.[51] None of the roadways that run adjacent to the Project Site (Slauson Avenue,

49 EDI Consultants, Phase I Environmental Site Assessment, Dorset Village, 3130 & 3202 West Slauson Avenue, Los Angeles California 90043, September 12, 2018.

50 Los Angeles County Airport Land Use Commission, Airports and Airport Influence Areas, June 2012.

51 City of Los Angeles Department of City Planning, Los Angeles City General Plan Safety Element, Exhibit H, Critical Facilities & Lifeline Systems in the City of Los Angeles, adopted November 1996.

8th Avenue, West 59th Street) are identified as a disaster route by either the City[52] or by Los Angeles County.[53] The Project Site is approximately one mile west of Western Avenue, a designated disaster route, which may be utilized for an evacuation route during an emergency.[54] Moreover, the Project would not cause permanent alterations to vehicular circulation routes and patterns or impede public access or travel upon public rights-of-way. In addition, the Project applicant would be required to submit formal construction staging and traffic control plans for review and approval by LADOT prior to the issuance of any construction permits. A Work Area Traffic Control Plan will be developed for use during the entire construction period. The Work Area Traffic Control Plan will identify all traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity. The Work Area Traffic Control Plan would minimize the potential for conflicts or impairment of an emergency response or evacuation.

With respect to operation of the Project, a Project-specific emergency response plan would be submitted to the LAFD during review of plans as part of the building permit process. Furthermore, no permanent road closures are anticipated as a result of the operation of the Project.

The City of Los Angeles does not have a specific emergency evacuation plan, and, as such, no impact would occur during the construction or operation of the Project.

Therefore, impacts on an emergency response plan during the construction and operation of the Project would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project Site is located within an urbanized area of the City, and there are no nearby wildlands or high fire hazard terrain. Additionally, the Project Site or the surrounding area is not within a Very High Fire Hazard Severity Zone[55] or within a wildland fire hazard area.[56] Therefore, the Project would not directly or indirectly expose people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. No impacts related to wildland fires would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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52 City of Los Angeles Department of City Planning, Los Angeles City General Plan Safety Element, Exhibit H, Critical Facilities & Lifeline Systems in the City of Los Angeles, adopted November 1996.

53 Los Angeles County Department of Public Works, Disaster Route Maps, City of Los Angeles Central Area, August 2008.

54 Los Angeles County Department of Public Works, Disaster Route Maps, City of Los Angeles Central Area, August 2008; and City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit H, Critical Facilities & Lifeline Systems in the City of Los Angeles, Adopted November 1996.

55 City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.

56 City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit D, Selected Wildlife Hazard Areas in the City of Los Angeles, adopted November 1996.

X. HYDROLOGY AND WATER QUALITY

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

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The Los Angeles Regional Water Quality Control Board (LARWQCB) issued Waste Discharge Requirements for Municipal Stormwater and Urban Runoff Discharges (NPDES Permit No. CAS004001), which requires new development and redevelopment projects to incorporate stormwater mitigation measures. The City institutionalized the use of Low Impact Development (LID) Ordinance for development and redevelopment

projects. In November 2011, the City adopted the Stormwater LID Ordinance (Ordinance No. 181,899) with the stated purpose of:

- Requiring the use of LID standards and practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff;
- Reducing stormwater/urban runoff while improving water quality;
- Promoting rainwater harvesting;
- Reducing off-site runoff and providing increased groundwater recharge;
- Reducing erosion and hydrologic impacts downstream; and
- Enhancing the recreational and aesthetic values in our communities.

Construction

Construction activities associated with the Project have the potential to degrade water quality through the exposure of surface runoff (primarily stormwater) to exposed soils, dust, and other debris, as well as runoff from construction equipment.

As part of the *Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking* (Geotechnical Report) prepared by Byer Geotechnical, Inc., for the Project (see Appendix IS-C), groundwater was not encountered within the 46.5-foot depth explored for the Geotechnical Report. The historically highest groundwater level recorded is 40 feet below grade.[57] Therefore, it is not expected that the Project would encounter groundwater during excavation of the subterranean parking level, which is estimated to require approximately 14 feet of depth for excavation. In the event that groundwater is encountered during construction, temporary dewatering systems, such as dewatering tanks, sand media particulate, and pressurized bag filters, and cartridge filters, would be utilized in compliance with the NPDES permit. These temporary systems would comply with all relevant NPDES requirements related to construction. As such, groundwater quality would not be impacted from dewatering activities.

As previously discussed, during on-site grading and building construction, hazardous materials, such as fuel and oils associated with construction equipment, as well as coatings, paints adhesives, and caustic or acidic cleaners, could be routinely used on the Project Site through the duration of construction. While some hazardous materials used during construction could require disposal, such activities would occur only for the duration of construction and would cease upon completion of the Project.

Additionally, any pollutants from construction equipment would be subject to the requirements and regulations of the NPDES General Construction Permit and Storm Water Pollution Prevention Plan (SWPPP). The Project would be required to retain or treat the first 3/4-inch of rainfall in a 24-hour period, which would reduce the Project's impact to the stormwater infrastructure. The Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. In

57 *Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

addition, as there are no existing groundwater wells or public water supply wells within one mile of the Project Site, construction activates would not be anticipated to affect existing wells.

Based on the above, construction of the Project would not result in discharges that would violate any surface water or groundwater quality, standard or waste discharge requirements. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Operation

Operational activities which could affect surface water or groundwater quality include spills of hazardous materials. Surface spills often involve small quantities of hazardous materials and are cleaned up in a timely manner and, thus, pose little threat to water quality and/or waste discharge requirements. However, implementation of the LID Ordinance would ensure these impacts would be less than significant. Furthermore, compliance with all applicable federal, State, and local requirements concerning the storage, or disposal of hazardous materials would reduce the potential for the operation of the Project to release contaminants into the groundwater.

Based on the above, operation of the Project would not result in discharges that would violate any surface water or groundwater quality, standard or waste discharge requirements. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

Less Than Significant Impact.

Construction

As part of the *Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking* (Geotechnical Report) prepared by Byer Geotechnical, Inc., for the Project (see Appendix IS-C), groundwater was not encountered within the 46.5-foot depth explored for the Geotechnical Report. The historically highest groundwater level recorded is 40 feet below grade.[58] Therefore, it is not expected that the Project would encounter groundwater during excavation of the subterranean parking level, which is estimated to require approximately 14 feet of depth for excavation. In the event that groundwater is encountered during construction, temporary dewatering systems, such as dewatering tanks, sand media particulate, and pressurized bag filters, and cartridge filters, would be utilized in compliance with the NPDES permit. These temporary systems would comply with all relevant NPDES requirements related to construction. Construction of the Project would not extract groundwater or directly use wells. Therefore, impacts would be less than significant, and no mitigation measures are required.

58 *Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

Operation

Operation of the Project would use a municipal water supply and does not propose the use of any wells or other means of extracting groundwater. The City imports the majority of its potable water supply from sources outside the Los Angeles Basin. The Project would not extract groundwater or directly use wells. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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

(i) Result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. There are no stream or river courses located on or in the vicinity of the Project. With respect to the addition of impervious surfaces, the Project would involve construction of up to 782 new apartment units in a three- to seven-story, residential building.

Construction associated with the Project would be subject to the requirements of LARWQCB Order No. R4-2012-0175, NPDES No. CAS004001, effective December 28, 2012, Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County (Los Angeles County MS4 Permit); which controls the quality of runoff entering municipal storm drains in Los Angeles County. Section VI.D.8 of the Los Angeles County MS4 Permit, Development Construction Program, requires permittees (which include the City) to enforce implementation of BMPs, including, but not limited to, approval of an Erosion and Sediment Control Plan (ESCP) for all construction activities within their jurisdiction.[59] ESCPs are required to include the elements of a SWPPP. Accordingly, the construction contractor for the Project would be required to implement BMPs that would meet or exceed local, State, and federal mandated guidelines for stormwater treatment to control erosion and to protect the quality of surface water runoff during the construction period. BMPs utilized could include, without limitation: disposing of waste in accordance with all applicable laws and regulations; cleaning up leaks, drips, and spills immediately; conducting street sweeping during construction activities; limiting the amount of soil exposed at any given time; covering trucks; keeping construction equipment in good working order; and installing sediment filters during construction activities. Therefore, potential impacts during construction of the Project would be less than significant, and no mitigation measures are required.

Redevelopment of the Project Site would not alter the existing stormwater drainage pattern because the Project Site is currently fully developed with multi-family residential buildings, associated garages, paving, and landscaping. With implementation of the Project, the area of impervious surfaces within the Project Site would be no greater than currently exists. As such, there would be limited potential for erosion or siltation to occur from an increase in impervious surfaces. Therefore, the Project would not substantially alter the existing drainage pattern of the

59 *California Regional Water Quality Control Board – Los Angeles Region, MS4 Discharges within the Coastal Watersheds of Los Angeles County Except those Discharges Originating from the City of Long Beach MS4, Order No. R4-2012-0175, as amended by Order WQ 2015-0075, NPDES No. CAS004001, page 116 et seq.*

Project Site or surrounding area such that substantial erosion or siltation on-site or off-site would occur. Therefore, impacts would be less than significant and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant Impact. Los Angeles County and all incorporated cities within Los Angeles County (except the City of Long Beach) are permittees under the Los Angeles County MS4 Permit. Section VI.D.7 of the Los Angeles County MS4 Permit, Planning and Land Development Program, is applicable to, among others, land-disturbing activities that result in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site. The Project Site is currently fully developed with multi-family residential buildings, associated garages, paving, and landscaping, and includes more than 5,000 square feet of new development. These uses would be demolished with the construction of the Project and replaced with new development, including a mix of pervious and impervious surfaces. Since more than 5,000 square feet of impervious surface would be replaced under the Project, and the entire site would be subject to disturbance, the Project would be subject to the requirements of the MS4 permit.[60]

The MS4 Permit program requires, among other things, that the Project runoff volume from the following be retained on-site: (a) the 0.75 inch, 24-hour rain event; or (b) the 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map, whichever is greater.

In addition, the Project would be subject to the provisions of the City's LID Ordinance, which is designed to mitigate the impacts of increases in runoff and stormwater pollution as close to the source as possible. LID comprises a set of site design approaches and BMPs that promote the use of natural systems for infiltration, evapotranspiration and use of stormwater, as appropriate. The LID Ordinance will require the Project to incorporate LID standards and practices to encourage the beneficial use of rainwater and urban runoff, reduce stormwater runoff, promote rainwater harvesting, and provide increased groundwater recharge.

With implementation of the Project, the amount of impervious surfaces would be no greater than currently exists. As such there would be no increase in runoff volume into the existing storm drain system. Therefore, the Project would not substantially alter the existing drainage pattern of the Project Site or surrounding area such that on-site or off-site flooding would occur. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

60 *California Regional Water Quality Control Board – Los Angeles Region, MS4 Discharges within the Coastal Watersheds of Los Angeles County Except those Discharges Originating from the City of Long Beach MS4, Order No. R4-2012-0175, as amended by Order WQ 2015-0075, NPDES No. CAS004001, page 97 et seq.*

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

Less Than Significant Impact.

Construction

Construction activities associated with the Project have the potential to degrade water quality through the exposure of surface runoff (primarily stormwater) to exposed soils, dust, and other debris, as well as from runoff from construction equipment. As discussed above, a SWPPP and a NPDES Construction General Permit would be developed and implemented during Project construction. The SWPPP is a document that outlines how a construction project would minimize stormwater pollution. The SWPPP describes the contractor's activity to prevent pollution for the specific project. In general, the NPDES stormwater program requires permits for discharges from construction activities that disturb one or more acres and discharges from smaller sites that are part of a larger common plan of development or sale. Since the Project is larger than one acre, a NPDES Construction General Permit is required for the Project.

Implementation of the required NPDES Construction General Permit and SWPPP would ensure these impacts would be less than significant. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Operation

Operation of the Project also has the potential to degrade water quality and/or waste discharge requirements. As discussed above, the LID Ordinance is designed to mitigate the impacts of increases in runoff and stormwater pollution as close to the source as possible. LID comprises a set of site design approaches and BMPs that promote the use of natural systems for infiltration, evapotranspiration and use of stormwater, as appropriate. The LID Ordinance will require the Project to incorporate LID standards and practices to encourage the beneficial use of rainwater and urban runoff, reduce stormwater runoff, promote rainwater harvesting, and provide increased groundwater recharge. Implementation of the LID Ordinance would ensure these impacts would be less than significant. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

(iv) Impede or redirect flood flows?

No Impact. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map, the Project Site is within Zone X – Other Areas, which is a designation for areas determined to be outside the 100-year flood hazard area.[61] Thus, the Project Site is not located within a designated 100-year flood plain area, and the Project would not place structures that would impede or redirect flood flows within a 100-year flood plain. Therefore, no impacts

61 Federal Emergency Management Agency, Flood Insurance Rate Map, Los Angeles County, California, FEMA Map Number 06037C1777G, effective December 21, 2018 and City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit F, 100-Year & 500-Year Flood Plains in the City of Los Angeles, adopted November 1996.

related to flooding would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. As discussed above, according to the FEMA Flood Insurance Rate Map, the Project Site is within Zone X – Other Areas, which is a designation for areas determined to be outside the 100-year flood hazard area.[62] Although the Safety Element of the City of Los Angeles General Plan may locate the Project Site at the western edge of a potential inundation area as modeled by the City, the source of this inundation would be overflow of the Los Angeles River. As the Project Site is not located within a designated 100-year flood plain area, the Project would not increase the risk of pollutants release due to inundation.

Tsunamis are large waves generated at sea by significant disturbance of the ocean flow, causing the water column above the point of disturbance to displace rapidly. According to the Safety Element of the City of Los Angeles General Plan, the Project Site is not located within an area potentially affected by a tsunami.[63] Seiches are large waves generated in enclosed bodies of water, such as lakes, induced by ground shaking. There are no major water bodies in the vicinity of the Project Site that would put the site at risk of inundation by seiche. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed in Section X.(b) above, the Project would not extract groundwater or use wells. As part of the *Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking* (Geotechnical Report) prepared by Byer Geotechnical, Inc., for the Project (see Appendix IS-C), groundwater was not encountered within the 46.5-foot depth explored for the Geotechnical Report. The historically highest groundwater level recorded is 40 feet below grade.[64] Therefore, it is not expected that the Project would encounter groundwater during excavation of the subterranean parking level, which is estimated to require approximately 14 feet of depth for excavation. In the event that groundwater is encountered during construction, temporary dewatering systems, such as dewatering tanks, sand media particulate, and pressurized bag filters, and cartridge filters, would be utilized in compliance with the NPDES permit. These temporary systems would comply with all relevant NPDES requirements related to construction. Furthermore, there is no sustainable groundwater management plan governing the Project area.[65]

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62 *Federal Emergency Management Agency, Flood Insurance Rate Map, Los Angeles County, California, FEMA Map Number 06037C1777G, effective December 21, 2018.*

63 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.*

64 *Byer Geotechnical, Inc., Geotechnical Engineering Investigation, Proposed Four- to Seven-Story Residential Building Over Subterranean Parking, September 5, 2018.*

65 *Los Angeles County Waterworks District,website: https://dpw.lacounty.gov/wwd/web/About/SGMA.aspx, accessed June 2019.*

As previously discussed in Section X.(a), during on-site grading and building construction, hazardous materials, such as fuel and oils associated with construction equipment, as well as coatings, paints adhesives, and caustic or acidic cleaners, could be routinely used on the Project Site through the duration of construction. While some hazardous materials used during construction could require disposal, such activities would occur only for the duration of construction and would cease upon completion of the Project.

Surface water runoff from the Project Site would continue to be collected and directed towards existing storm drains in the Project vicinity that have adequate capacity to convey flows. Pursuant to local practice and City policy, stormwater retention will be required as part of the LID implementation features. Additionally, in accordance with NPDES a SWPPP would be developed and implemented during Project construction. Therefore, Project construction would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

As discussed in Section X.(a) above, the Project does not include any point-source discharge (discharge of polluted water from a single point, such as a sewage-outflow pipe) and would be required to prepare and implement the LID Ordinance. LID comprises a set of site design approaches and BMPs that promote the use of natural systems for infiltration, evapotranspiration and use of stormwater, as appropriate. The LID Ordinance will require the Project to incorporate LID standards and practices to encourage the beneficial use of rainwater and urban runoff, reduce stormwater runoff, promote rainwater harvesting, and provide increased groundwater recharge. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a) Would the project physically divide an established community?

No Impact. The Project Site currently consists of 206 units multi-family residential buildings and associated garages. The Project would demolish the existing buildings and construct a new residential building. Development currently exists within the boundaries of the Project Site, and development of the Project would remain within the boundaries of the existing Project Site. Implementation of the Project would result in further infill of an already developed community. Development of the Project would not physically divide an established community. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

b) Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The Project requests several discretionary and ministerial approvals, including: (1) Transit Oriented Communities (TOC) Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.31 to permit additional height. The Project qualifies for three Additional Incentives from the Menu of Incentives found in the TOC Guidelines. In this case, the Applicant has elected to request only one incentive related to a height increase to allow a maximum height of 78 feet instead of 45 feet, including a 15-foot setback at 45 feet in height; (2) Site Plan Review pursuant to LAMC Section 16.05 for the proposed development of a residential project that has more than fifty dwelling units; (3) demolition, grading, excavation, and building permits; (4) other permits, ministerial or discretionary, that may be necessary in order to execute and implement the Project; and (5) Community Redevelopment Agency (CRA/LA)/Department of City Planning or Successor Agency permit approval for a project within the Crenshaw/Slauson Redevelopment Project Area. Accordingly, further analysis of this topic is required to determine the Project's consistency with the LAMC, the West Adams - Baldwin Hills – Leimert Community Plan, the City of Los Angeles General Plan Framework Element, and other applicable land use plans, such as the Housing Element of the General Plan and policies or regulations that were adopted for the purpose of avoiding or mitigating an environmental effect will be evaluated further in the EIR. Therefore, impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	☐	☐	☐	☒

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

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

No Impact. The Project Site is fully developed, and no oil wells are present.[66,67] Additionally, the Project Site is not located within the boundaries of a major oil drilling area or within a State-designated oil field.[68] Furthermore, the Project Site is not located within an MRZ-2 zone.[69] The Project would not involve mineral extraction activities. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

b) Would the project 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 above under response to Checklist Question XII(a), the Project Site is not within a major drilling area, State-designated oil field, or within an MRZ-2 zone. The Project would not affect any extraction activities, and there would be no impact on existing or future regionally important mineral extraction sites. Therefore, development of the Project would not result in the loss of availability of a mineral resource that would be of value to the residents of the State or a locally-important mineral resource, or mineral resource recovery site, as delineated on a local general plan, specific plan, or land use plan. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐

66 *City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 4, 2019.*

67 *California Department of Conservation, Division of Oil, Gas & Geothermal Resources, Well Finder, website: https://maps.conservation.ca.gov/doggr/wellfinder/#close, accessed: June 4, 2019.*

68 *City of Los Angeles Department of City Planning, Los Angeles City General Plan Safety Element, Exhibit E, Oil Field and Oil Drilling Areas, Adopted November 1996.*

69 *City of Los Angeles Department of City Planning, Los Angeles City General Plan Conservation Element, Exhibit A, Mineral Resources, adopted September 2001.*

b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The Project Site is currently developed with multi-family residential buildings. Existing sources of noise at the Project Site generally consist of traffic along area roadways and parking areas. Construction and operation of the Project would have the potential to increase both temporary and long-term noise levels, which could exceed City noise standards. Additionally, the Project would introduce new permanent residential uses to the Project Site, and noise levels from on-site sources could increase during operation of the Project. Therefore, impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. Groundborne vibration and groundborne noise could be generated during short-term construction activities, including from excavation and grading. Therefore, impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The nearest airport to the Project Site is LAX, which is located approximately five miles southwest of the Project Site. The Project Site is located approximately two miles north of the Airport Influence Area of LAX.[70] Moreover, the Project Site is not located within an existing or projected noise contour associated with any private or public airport.[71] Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

70 Los Angeles County Airport Land Use Commission, Airports and Airport Influence Areas, June 2012.

71 Los Angeles County Airport Land Use Commission, Los Angeles County Airport Land Use Plan, Airport Influence Area figures, adopted December 19, 1991, revised December 1, 2004.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact.

Construction

The Project would involve the demolition of approximately 187,013 square feet of existing multi-family residential buildings (206 units), and the construction of approximately 782 new apartment units in approximately 851,404 square feet of new multi-family buildings with associated parking and amenities. Construction would result in increased employment opportunities in the construction industry. However, it is not likely that construction workers would relocate their households as a result of their employment associated with construction of the Project. The construction industry differs from other employment sectors in that many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills, and they remain at a job site for only the timeframe in which their specific skills are needed to complete a particular phase of the construction process. Furthermore, it is likely that the construction workers employed for the construction of the Project would be taken from the labor pool currently residing in the City. Therefore, construction workers on the Project would not represent unplanned population growth, either directly or indirectly. Impacts on population and housing due to Project construction activities would be less than significant, and no mitigation measures are required.

Operation

The Project would be comprised of approximately 782 new apartment units in approximately 851,404 square feet of new multi-family buildings, with associated parking and amenities. According to population estimates provided by the U.S. Census Bureau, there are approximately 2.42 persons per renter-occupied unit in the City of Los Angeles.[72] The Project would include 782 multi-family residential units, which could generate approximately 1,892 residents (782 x 2.42). As noted below, this total would be reduced by the number of existing residents on the Project Site. At full occupancy of all 206 units on the Project Site, it can be estimated that approximately 499 residents reside at the property (206 x 2.42). As of October 1, 2019, according to property management, 163 units at the Project Site were occupied[73], resulting in an estimated on-site population of approximately 394 (163 x 2.42).

As shown in Table 2, Population and Housing Forecasts for the City of Los Angeles Subregion, SCAG estimates that there will be 4,017,000 residents and 1,441,400 total housing units in the City in 2020. Moreover, SCAG's RTP/SCS estimates the population of the City will increase to 4,609,400 residents by 2040.[74] Housing in the City is estimated by SCAG to increase to 1,690,300 housing units by 2040.[75]

Table 2
Population and Housing Forecasts
for the City of Los Angeles Subregion

Area	Population	Households
City of Los Angeles		
SCAG Forecasts		
2020	4,017,000	1,441,400
2035	4,442,500	1,618,900
2040	4,609,400	1,690,300
Percent Change (%)		
2020 to 2035	+10.6	+12.3
2020 to 2040	+14.7	+17.3
Source: *Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies, Final Growth Forecast by Jurisdiction, April 7, 2016.*		

Population

The Project would include 782 multi-family residential units, which could generate up to approximately 1,892 residents. As noted above, based on full occupancy of all 206 units on the Project Site, it can be conservatively estimated that approximately 499 residents reside at the Project Site (206 x 2.42). As of October 1, 2019, according to property management, 163 units at

72 *United States Census Bureau, American Community Survey, 2017 (most recent data available).*
73 *Correspondence from Jose Velasco, Moss Company, Friday, October 11, 2019.*
74 *Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies, Final Growth Forecast by Jurisdiction, April 7, 2016.*
75 *Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies, Final Growth Forecast by Jurisdiction, April 7, 2016.*

the Project Site were occupied[76], resulting in an estimated on-site population of approximately 394 (163 x 2.42). The Project's expected estimated population of approximately 1,892 new residents would be off-set by the approximately 394 to 499 residents currently occupying the Project Site. Thus, the Project would result in an increase of between 1,393 and 1,498 residents on the Project Site.

According to SCAG data, the City of Los Angeles subregion is expected to have a total population of 4,017,000 persons in 2020. Extrapolations of SCAG projections estimate that the subregional population is expected to increase by 425,500 between 2020 and 2035, and by 592,400 persons between 2020 and 2040. The addition of 1,892 new residents housed by the Project would be within the SCAG growth projection, representing approximately 0.44 percent of the Citywide total growth for the period of 2020 to 2035, and approximately 0.32 percent of the Citywide total growth for the period of 2020 to 2040. Accounting for the residents already on the Project Site, an increase of 1,498 residents would represent approximately 0.35 percent of the Citywide total growth for the period of 2020 to 2035, and approximately 0.25 percent of the Citywide total growth for the period of 2020 to 2040. This increase is within the anticipated SCAG forecast for population and would therefore not represent unplanned population growth within the City of Los Angeles. As such, population growth associated with the Project would be less than significant, and no mitigation measures are required.

Housing

With respect to housing, the Project would result in a net increase of 576 multi-family residential units to the area (782 new units less 206 existing units). Estimates extrapolated from SCAG data projects the Citywide housing supply to increase by 177,500 units between 2020 and 2035, and by 248,900 units between 2020 and 2040. The addition of 576 housing units proposed would be within the growth anticipated based on SCAG projections, representing approximately 0.32 percent of the Citywide total housing growth for the period of 2020 to 2035, and approximately 0.23 percent of the Citywide total growth for the period of 2020 to 2040. This increase is within the anticipated housing increases based on SCAG projections for housing and would therefore not represent unplanned housing growth within the City of Los Angeles. As such, housing growth associated with the Project would be less than significant and no mitigation measures are required.

Infrastructure

The Project is located in a developed urbanized area and would not require the extension of roadways or other infrastructure (e.g., water facilities, sewer facilities, electricity transmission lines, natural gas lines, etc.) into undeveloped areas. As the Project would be supported by the existing urban infrastructure, the Project would not result in indirect unplanned population growth and impacts would be less than significant. Therefore, impacts of the Project related to unplanned population growth due to infrastructure would be less than significant, and no mitigation measures are required.

76 Correspondence from Jose Velasco, Moss Company, Friday, October 11, 2019.

The Project would not induce substantial unplanned population growth in an area, either directly or indirectly. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact. The Project would consist of the construction of 782 new housing units on a site that currently contains 206 units. The existing units are in varying states of occupancy, and as of October 1, 2019, 163 residential units on the Project Site were occupied. Since it is likely that some of the existing units would be occupied at the time the Project is approved, some temporary displacement of existing residents could occur as residents relocate prior to demolition and construction. While existing residents would be offered the first right to occupy the new Project units as part of the Project and existing residents would receive relocation assistance in accordance with City Code requirements, the temporary displacement of existing residents that could occur would represent a potentially significant impact that will be further evaluated in the EIR.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 objective for any of the following public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire Protection?	☒	☐	☐	☐
b. Police Protection?	☒	☐	☐	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other Public Facilities?	☐	☐	☒	☐

a) Fire protection?

Potentially Significant Impact. The nearest fire station to the Project Site is Fire Station 66, located at 1919 W Slauson Avenue, approximately 0.85 mile to the east of the Project Site. The Project would construct approximately 782 apartment units at a site currently occupied by 206 multifamily units. As discussed above, implementation of the Project would generate new residents on the site. The redevelopment of the site and on-site population could increase the number of emergency calls to Los Angeles Fire Department (LAFD). Therefore, impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

b) Police protection?

Potentially Significant Impact. The Project would construct approximately 782 apartment units at a site currently occupied by 206 multifamily units. As discussed above, implementation of the Project would generate new residents on the site. The Project would generate an additional permanent on-site population thereby potentially increasing the number of service calls to Los Angeles Police Department (LAPD) from the Project Site. Responses to thefts, vehicle burglaries, vehicle damage, traffic-related incidents, and crimes against persons would potentially increase as a result of the increased on-site activity and increased traffic on adjacent streets. Therefore, impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

c) Schools?

Less Than Significant Impact. The Project Site is located within the boundaries of the Los Angeles Unified School District (LAUSD). LAUSD is divided into six local districts.[77] The Project Site is located in Local District West.[78] The nearest schools to the Project Site are Marcus Garvey School**,** located approximately 0.25 mile east of the Project Site at 5760 6th Avenue, and View Park Preparatory Accelerated Charter High School, located approximately 0.25 mile northwest of the Project Site at 5701 Crenshaw Boulevard.

The following LAUSD schools currently serve the Project Site:

- **59th Street Elementary School:** located 0.5 mile southeast of the Project Site at 5939 Second Avenue (grades K-5),
- **Horace Mann UCLA Community School:** located 1.3 miles southeast of the Project Site at 7001 South Saint Andrews Place (grades 6-11),
- **Audubon Middle School:** located 1.4 miles northeast of the Project Site at 4120 11th Avenue (grades 6-8),
- **Whitney Young Continuation High:** located 0.4 mile north of the Project Site at West 52nd Street (grades 9-12); and
- **Crenshaw Magnets: Science Tech Engineering Math & Medicine:** located 0.6 mile northwest of the Project Site at 5010 11th Avenue (grades 9-12).

The Project would construct approximately 782 apartment units at a site currently occupied by 206 multifamily units. As shown in Table 3, Project Estimated Student Generation, the Project could potentially increase the local student population by approximately 241 new students.

To reduce any potential population growth impacts on public schools, the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of facilities (pursuant to California Education Code Section 17620(a)(1)). The Developer Fee Justification Study for LAUSD was prepared to support the school district's levy of

77 *Los Angeles Unified School District, Board of Education, District Maps, 2015-2016, website: https://achieve.lausd.net/Page/8652, accessed October 15, 2019.*

78 *Los Angeles Unified School District, Board of Education Local District -West map, May 2015.*

Table 3
Project Estimated Student Generation

Grades	Students per Household[a]	Total Students
Proposed Project		
TK-6	0.2269	178
7-8	0.0611	48
9-12	0.1296	102
	Subtotal	**328**
Existing		
TK-6	0.2269	47
7-8	0.0611	13
9-12	0.1296	27
	Subtotal	**87**
	Total New Students (Proposed-Existing)	**241**

[a] *Source: Los Angeles Unified School District, 2016 Developer Fee Justification Study, March 2017, page 5.*

the fees authorized by Section 17620 of the California Education Code.[79] The Project would be required to pay the appropriate fees, based on the square footage, to LAUSD.

The Leroy F. Greene School Facilities Act of 1998 (SB 50) sets a maximum level of fees a developer may be required to pay to mitigate a project's impacts on school facilities. The maximum fees authorized under SB 50 apply to zone changes, general plan amendments, zoning permits and subdivisions. Pursuant to Senate Bill 50, the Applicant would be required to pay development fees for schools to LAUSD prior to the issuance of the Project's building permit. The provisions of SB 50 are deemed to provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in CEQA or other state or local law. Thus the Project would not result in the need for new or altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service. Therefore,

79 *Los Angeles Unified School District, 2016 Developer Fee Justification Study, March 2017.*

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

d) Parks?

Less Than Significant Impact. Parks and recreational facilities in the vicinity of the Project Site are primarily operated and maintained by the Los Angeles Department of Recreation and Parks (RAP). The closest park and recreational facility to the Project Site is the Van Ness Recreation Center located 0.53 mile northeast of the Project Site at 5720 2nd Avenue. The Van Ness Recreation Center includes a Baseball Diamond (Lighted), Basketball Courts (Lighted / Outdoor), Children's Play Area, Football Field (Unlighted), Picnic Tables, Soccer Field (Unlighted), Tennis Courts (Lighted), Indoor Gym (without Weights), and Outdoor Fitness Equipment.[80]

The Project would construct approximately 782 apartment units at a site currently occupied by 206 multifamily units. The Project would increase the residential population within the Project area and, thus, would increase demand for public parkland based on the standard minimum parkland-to-population ratio identified by the City. Consistent with the LADRP's recommended strategy to help alleviate the burden on existing park and recreational facilities, the Project would require approximately 86,425 square feet of open space. Per LAMC 12.21 G.2(a)(iv), of which 50 percent of the total required open space, or 43,212,5 square feet, must be common open space. The Project would provide a total of approximately 86,700 square feet of common open space. Common open space would be provided in the form of several parks, a recreation center, a cabana courtyard with pool, and a green courtyard on the ground floor. The ground-floor recreation center would include open space, a gym, a dance/yoga studio space, a locker room, an outdoor deck, a sand volleyball court, and indoor and outdoor basketball courts. Landscaped roof deck open space would be provided on the 4th and 5th floors. However, the Project would result in an increase in the use of parks and recreational facilities that may not have the capacity to serve residents. This impact may be reduced to a less than significant level through the required payment of the Park Fee to the City for the construction of a residential for rent development. Monies collected as part of the Park Fee are placed in an in-lieu account and used exclusively for the acquisition and development of park and recreational sites and facilities.

Based on the amount of open space provided by the Project and the payment of fees, the Project would not result in the substantial adverse physical impacts associated with the provision of new or physically altered parks or the need for new or physically altered parks. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

e) Other public facilities?

Less Than Significant Impact. Other public facilities available to the Project Site include libraries. The Los Angeles Public Library (LAPL) provides services to the City of Los Angeles through its Central Library and eight regional branch libraries and 64 neighborhood branch

80 *Department of Recreation and Parks, Van Ness Recreation Center, website: https://www.laparks.org/reccenter/van-ness, accessed: October 2019.*

libraries as well as through web-based sources.[81] The Project Site would be served by the Angeles Mesa Branch Library, which is located at 2700 W 52nd Street; Exposition Park – Mary McLeod Bethune Regional Library, located at 3900 S Western Avenue; and Vermont Square Branch Library, located at 1201 W 48th Street.

The Project would construct approximately 782 apartment units at a site currently occupied by 206 multifamily units. As discussed above, implementation of the Project would generate new residents on site. The new residents could result in an increased demand for library materials and potentially result in the need for new or expanded library facilities, the construction of which could have an adverse significant impact. On March 8, 2011, City voters approved ballot Measure L, which amends the City Charter to incrementally increase the amount the City is required to dedicate annually from its General Fund to LAPL to an amount equal to 0.03 percent of the assessed value of all property in the City, and incrementally increase LAPL's responsibility for its direct and indirect costs until it pays for all of its direct and indirect costs. The measure was intended to provide neighborhood public libraries with additional funding to help restore library service hours, purchase books, and support library programs, subject to audits, using existing funds with no new taxes. Beginning in fiscal year 2014-2015 and thereafter, LAPL was to be responsible for payment of all of its direct and indirect costs.[82] Library funding is now mandated under the City Charter to be funded from property taxes. With the payment of property tax by the Project, the Project would not require the provision of new or physically altered library facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

81 *Los Angeles Public Library, Library Directory, website: https://www.lapl.org/about-lapl/press/central-facts, accessed: October 2019.*

82 *Los Angeles Office of the City Clerk, Interdepartmental Correspondence and Attachments Regarding Measure L, November 2010.*

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?

Less Than Significant Impact. There are numerous public parks and recreational facilities within 2 miles of the Project Site. The closest park and recreational facility to the Project Site is the Van Ness Recreation Center located 0.53 mile northeast of the Project Site at 5720 2nd Avenue. The Van Ness Recreation Center includes a Baseball Diamond (Lighted), Basketball Courts (Lighted / Outdoor), Children's Play Area, Football Field (Unlighted), Picnic Tables, Soccer Field (Unlighted), Tennis Courts (Lighted), Indoor Gym (without Weights), and Outdoor Fitness Equipment.[83] As discussed in response to Checklist Question XV(d), above, consistent with the LADRP's recommended strategy to help alleviate the burden on existing park and recreational facilities, the Project would require approximately 86,425 square feet of open space. Per LAMC 12.21 G.2(a)(iv), of which 50 percent of the total required open space, or 43,212.5 square feet, must be common open space. The Project would provide a total of approximately 86,700 square feet of common open space. However, the new residents associated with the Project could result in an increased demand for the existing public parks and recreational facilities that serve the Project Site, possibly resulting in the physical deterioration of those facilities. This impact may be reduced through the required payment of the Park Fee to the City for the construction of a residential for rent development. Monies collected as part of the Park Fee will be placed in an in-lieu account and used exclusively for the acquisition and development of park and recreational sites and facilities.

Based on the amount of open space provided by the Project and the payment of fees, the Project would not result in the substantial increase the demand for off-site public parks and recreational facilities such that substantial deterioration of those facilities would occur or be accelerated. Therefore, impacts on parks and recreational facilities would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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?

Less Than Significant Impact. The Project would require approximately 86,775 square feet of open space. Per LAMC Section 12.21 G.2(a)(iv), 50 percent of the total required open space, or 43,387.5 square feet, must be common open space. The Project would provide a total of approximately 86,700 square feet of common open space. Common open space would be provided in the form of several parks, a recreation center, a cabana courtyard with pool, and a green courtyard on the ground floor. The ground-floor recreation center would include open space, a gym, a dance/yoga studio space, a locker room, an outdoor deck, a sand volleyball court, and indoor and outdoor basketball courts. Landscaped roof deck open space would be provided on the 4th and 5th floors. The construction of these facilities may have an adverse physical effect on the environment.

83 Department of Recreation and Parks, Van Ness Recreation Center, website: https://www.laparks.org/reccenter/van-ness, accessed: October 2019.

This impact may be reduced through the required payment of the Park Fee to the City for the construction of a residential for rent development. Monies collected as part of the Park Fee will be placed in an in-lieu account and used exclusively for the acquisition and development of park and recreational sites and facilities.

Based on the amount of open space provided by the Project and the payment of fees, the Project would not result in the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, impacts on recreational facilities would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☒	☐

a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The Project would require the use of a variety of construction vehicles throughout the Project construction. Typical construction schedules create trips outside of the traffic peak hours. It is anticipated that there would be no hauling during the PM peak hour and that construction workers would arrive at the Project Site prior to the AM peak hour, which is typical construction industry practice. Once construction is completed, operation of the Project would generate new residents that would, in turn, generate vehicle and transit trips throughout the day. The resulting increase in the use of the area's transportation facilities may conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, impacts may be potentially significant and this potential impact will be evaluated in the EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. This Checklist Question has been modified by the Natural Resources Agency to address consistency with CEQA Guidelines Section 15064.3(b), which relates to the use of the vehicle miles traveled (VMT) as the methodology for evaluating traffic impacts. As previously discussed, the Project would construct approximately 782 apartment units at a site currently occupied by 206 multifamily units. Total VMT associated with the Project would increase as a result of additional residents located on the Project Site. A VMT analysis will be included as additional information to address CEQA Guidelines Section 15064.3(b). Therefore, impacts may be potentially significant, and this potential impact will be evaluated in the EIR.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. No hazardous design features or incompatible land uses would be introduced with the Project that would create significant hazards to the surrounding roadways. The Project proposes a land use that complements the surrounding urban development and utilizes the existing roadway network. The Project would have vehicular access points on 8th Avenue and 59th Street, which would lead into the parking garage for the residential uses within the one subterranean parking level. The Project's driveways would conform to the City's design standards and would provide adequate sight distance, sidewalks, and pedestrian movement controls meeting the City's requirements to protect pedestrian safety. Therefore, no impacts would occur, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. According to the Safety Element of the City of Los Angeles General Plan, there are no critical facilities and lifeline systems in the immediate vicinity of the Project Site.[84] None of the roadways that run adjacent to the Project Site (Slauson Avenue, 8th Avenue, West 59th Street) are identified as a disaster route by either the City[85] or by Los Angeles County.[86] As detailed in Checklist Question IX(f) above, the Project Site is approximately one mile west of Western Avenue, a designated disaster route, which may be utilized for an evacuation route during an emergency.[87] The Project constitutes a private development located on private land and does not propose alteration to the public rights-of-way. No full road closures along Slauson Avenue, which provides access to Western Avenue, during construction are anticipated. However, if lane closures are necessary to local streets adjacent to the Project Site, the remaining travel lanes would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate emergency access and circulation. In addition, the Project applicant would be required to submit formal construction

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84 City of Los Angeles Department of City Planning, Los Angeles City General Plan Safety Element, Exhibit H, Critical Facilities & Lifeline Systems in the City of Los Angeles, Adopted November 1996.

85 City of Los Angeles Department of City Planning, Los Angeles City General Plan Safety Element, Exhibit H, Critical Facilities & Lifeline Systems in the City of Los Angeles, Adopted November 1996.

86 Los Angeles County Department of Public Works, Disaster Route Maps, City of Los Angeles Central Area, August 2008.

87 Los Angeles County Department of Public Works, Disaster Route Maps, City of Los Angeles Central Area, August 2008; and City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit H, Critical Facilities & Lifeline Systems in the City of Los Angeles, adopted November 1996.

staging and traffic control plans for review and approval by LADOT prior to the issuance of any construction permits. A Work Area Traffic Control Plan will be developed for use during the entire construction period. The Work Area Traffic Control Plan will identify all traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity. The Work Area Traffic Control Plan would minimize the potential for conflicts or impairment of an emergency response or evacuation.

With regards to operation, the Project would comply with access requirements from the Los Angeles Fire Department (LAFD) and would not impede emergency access within the Project vicinity. Therefore, the Project would not cause an impediment along the City's designated disaster routes or impair the implementation of the City's emergency response plan. Impacts related to the implementation of the City's emergency response plan would be less than significant, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☒	☐	☐	☐
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☒	☐	☐	☐

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)?

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. Assembly Bill 52 (AB 52), signed into law on September 25, 2014, requires lead agencies to evaluate a project's potential to impact Tribal Cultural Resources (TCR) and establishes a formal notification and, if requested, consultation process for California Native American Tribes as part of CEQA. TCR includes sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register or included in a local register of historical resources. AB 52 also gives lead agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a TCR. Under AB 52, if a lead agency determines that a project may cause a substantial adverse change to a TCR, the lead agency must consider measures to mitigate that impact. PRC Section 21074 provides a definition of a TCR. Consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects, and that is traditionally and culturally affiliated with the geographic area of a project.

Although the Project Site has been previously disturbed, the Project would include the excavation up to approximately 14 feet below grade for one level of subterranean parking. 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 City will participate in any requested consultations for the Project. As the AB 52 notification/consultation process has not been completed to date, and as the Project would include excavation to depths not previously disturbed in order to construct the subterranean parking structure, impacts may be potentially significant and this potential impact will be further evaluated in the EIR.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d. Generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. The Project would increase the demand for water and the generation of wastewater and, thus, increase the demand of treatment facilities compared to existing conditions. Therefore, impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

As discussed above in Section X, Hydrology and Water Quality, impacts related to stormwater would be less than significant. LID measures would be required to reduce the quantity and improve the quality of rainfall runoff that leaves the Project Site. Implementation of the required LID measures would ensure impacts related to storm water drainage would be less than significant.

The Project would result in an increase in consumption of electrical power and natural gas during both construction and operation. Therefore, the Project's potential to result in significant environmental effects resulting from expansion or relocation of electrical and natural gas supply facilities will be further evaluated in the EIR.

The Project would require the construction of new on-site telecommunication lines and connection to existing off-site lines. Therefore, the potential for resulting environmental effects to be significant will be further evaluated in the EIR.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Potentially Significant Impact. The demand for water would increase with the Project's development of 782 apartment units. Because the Project is larger than 500 units, a Water Supply Assessment will be prepared by the Los Angeles Department of Water and Power (LADWP) to determine whether the City's future water supplies would be sufficient to serve demand associated with existing development, the Project, and reasonably foreseeable future development, as required by CEQA Guidelines Section 15155 and Water Code Sections 10910 to 10915. Impacts may be potentially significant, and this potential impact will be further evaluated in the EIR.

c) Would the project 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. Wastewater generation would increase with the Project's development of 782 apartment units, resulting in the addition of 576 net new units. Further analysis is required to determine whether the Project's added wastewater could result in a significant impact on the City's wastewater treatment capacity. This potential impact will be further evaluated in the EIR.

d) Would the project generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. While the Bureau of Sanitation (LASAN) 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 at major Class III (municipal) landfills, while inert waste such as construction waste (e.g., concrete, sand, asphalt), yard trimmings, and earth-like waste are disposed of in unclassified landfills. [88] Ten Class III landfills and one unclassified

88 *The ten Class III landfills within Los Angeles County include: Antelope Valley Recycling and Disposal Facility, Burbank Landfill, Calabasas Landfill, Chiquita Canyon Landfill, Lancaster Landfill, Pebbly Beach Landfill, San Clemente Island Landfill, Scholl Canyon Landfill, Sunshine Canyon City/County Landfill, and Whittier(Savage Canyon) Landfill. The total number of Class III*

landfill with solid waste facility permits are located within the County of Los Angeles. In addition, two solid waste facilities convert, combust, or otherwise process solid waste for the purpose of energy recovery within the County: the Commerce Refuse-Energy Facility and the Southeast Resource Recovery Facility on Long Beach.

The 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. Based on the most recent 2017 CoIWMP Annual Report, the remaining total disposal capacity for the County's Class III landfills is estimated at 167.60 million tons as of December 31, 2017. The unclassified landfill serving the County is the Azusa Land Reclamation, which currently has 55.71 million tons of remaining capacity and an average daily disposal rate of 1,057 tons per day.

Based on the 2017 CoIWMP Annual Report, the countywide cumulative need for Class III landfill disposal capacity through the year 2032 will not exceed the 2017 remaining permitted Class III landfill capacity of 167.60 million tons. This is beyond the Project's buildout year. 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 in six of the seven scenarios. Only the scenario involving utilization of permitted in-county disposal capacity would result in a shortfall. As demonstrated by the single scenario resulting in a shortfall, reliance on existing permitted in-County landfill capacity alone is insufficient to meet long-term disposal needs. 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.

Under the City's Recovering Energy, Natural Resources and Economic Benefit from Waste for Los Angeles (RENEW LA) Plan, the City has set a goal of becoming a "zero waste" city by 2030. To achieve this goal, the City has implemented a number of source reduction and recycling programs, such as curbside recycling, home composting demonstration programs, and construction and demolition debris recycling.[89] According to L.A.'s Green New Deal Sustainable City PLAn 2019, the City has a target of increased landfill rate to 90 percent by 2025, 95 percent by 2035 and 100 percent by 2050, which is already greater than the 75-percent statewide recycling goal of Assembly Bill 341 set for 2020.

landfills within Los Angeles County excludes the Puente Hills Landfill, which closed on October 31, 2013. The unclassified landfill with Los Angeles County is the Azusa Land Reclamation Company Landfill.

89 *City of Los Angeles Department of Public Works, Bureau of Sanitation, Solid Waste Integrated Resources Plan – City's Zero Waste Master Plan, October 2013.*

Construction

The Project Site is currently developed with 206 multi-family residential buildings and garages. Implementation of the Project would generate construction and demolition waste. Construction and demolition debris includes concrete, asphalt, wood, drywall, metals, and other miscellaneous and composite materials. Construction debris would consist primarily of debris from the demolition of the existing residential buildings and garages that would be disposed of as inert waste.

Pursuant to the requirements of SB 1374, the Project would implement a Construction Waste Management Plan to divert 50 to 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 (e.g., 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 55.71 million tons, as well as the remaining 167.60 million tons of capacity at the Class III landfills open to the City, the landfills serving the Project Site would have sufficient capacity to accommodate the Project's construction solid waste disposal needs.

Operation

The Project would involve the demolition of approximately 187,013 square feet of existing multi-family residential buildings (206 units) and the construction of up to 782 new apartment units in approximately 851,404 square feet. As shown in Table 4, Project Estimated Daily Solid Waste Generation, upon full buildout under this scenario, the Project would generate approximately 7,044.48 net pounds of solid waste per day, 3.52 tons per day. This would result in a projection of approximately 1,285.62 tons per year of solid waste. However, this estimate of solid waste is conservative because the applied waste generation factors do not account for the actual number of occupied units, recycling or other waste diversion measures. One such recycling measure includes AB 341, which requires California commercial enterprises and public entities that generate four or more cubic yards of waste per week, and multi-family housing complexes with five or more units, to adopt recycling practices. In addition, the estimate does not account for implementation of the City's Zero Waste LA System which sets a goal to reduce citywide landfill disposal by reaching a citywide recycling rate of 90 percent by the year 2025. As discussed below, in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), the Project would also provide a designated recycling area for Project residents to facilitate recycling, which would further reduce the Project's waste stream. The estimated annual net increase in solid waste that would be generated by the Project approximately 0.0008 percent of the remaining capacity for the County's Class III landfills open to the City. Based on the above, the landfills that serve the Project Site would have sufficient permitted capacity to accommodate the solid waste 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 is required in the EIR.

Table 4
Project Estimated Daily Solid Waste Generation

Land Use	Size (square feet)	Generation Rate (pounds/employee/day)	Total Generation (pounds/day)
Existing (To Be Removed)			
Residential Units	206 du	12.23/du	2,519.38
Proposed			
Studio	66 du	12.23/du	807.18
Apartment: 1 Bedroom	417 du	12.23/du	5,099.91
Apartment: 2 Bedroom	284 du	12.23/du	3,473.32
Apartment: 3 Bedroom	15 du	12.23/du	183.45
		Total Project Solid Waste Generation	*9,563.86*
		Existing Solid Waste Generation	***2,519.38***
		Total Solid Waste Generation	**7,044.48**
Source (table): EcoTierra Consulting, 2019.			

e) Would the project comply with federal, state, and local management and reduction 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 by priority): (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and landfill 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. The City of Los Angeles has also been implementing its RENEW LA plan. In March 2006, the City Council adopted the 20-year plan with the primary goal of shifting from waste disposal to resource recovery with the City, resulting in "zero waste" by 2030. As supplemented by the Mayor's Sustainable City pLAn, 2nd Annual Report for 2016-2017, this plan has set goals of achieving 90 percent diversion by 2025 and 95 percent diversion by 2035. The plan also calls for reductions in the quantity and environmental impacts of residue materials disposed in landfills. As supplemented by the Mayor's Sustainable City pLAn, 2nd Annual Report for 2016-2017, this plan sets goals of achieving 90 percent diversion by 2025 and 95 percent diversion by 2035. In October 2014, Governor Jerry Brown signed AB 1826, requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste generated per week. Specifically, beginning April 1, 2016, businesses that generate 8 cubic yards of organic waste per week were require to arrange for organic waste recycling services. In addition, beginning January 1, 2017, businesses that generate 4 cubic yards of organic waste per week were required to arrange for organic waste recycling services.

The Project would be consistent with applicable regulation associated with solid waste. Specifically, the Project would provide adequate storage area 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 specific size. The Project would also comply with AB 939, AB 341, AB 1826 and City waste diversion goals, applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling. Since the Project would comply with federal, State, and local management and reduction 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 is required in the EIR.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to the slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope stability, or drainage changes?	☐	☐	☐	☒

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to the slope, prevailing winds, and other factors, would a project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines

or other utilities) that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment?

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope stability, or drainage changes?

No Impact. The Project Site is located in an urbanized area, and there are no wildlands located in the vicinity of the Project Site. The Project Site is not located with a City-designated Very High Fire Hazard Severity Zone, nor is it located within a City-designated fire buffer zone.[90] Therefore the Project Site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. Therefore, no impacts regarding wildfire risks would occur, and no further evaluation of this topic is required in the EIR.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
c. Does the project have environmental effects, which will cause substantial adverse effects	☒	☐	☐	☐

90 *City of Los Angeles, Safety Element of the City of Los Angeles General Plan, November 26, 1996, Exhibit D, p.53. The Very High 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 City of Los Angeles General Plan Safety Element.*

on human beings, either directly or indirectly?

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

Potentially Significant Impact. The Project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. As noted in the foregoing analysis, significant impacts may result related to historic resources. Therefore, the Project's potential to eliminate important examples of the major periods of California history or prehistory will be further evaluated in the EIR.

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 impacts of the Project could potentially combine with the impacts of related projects. For those environmental issues discussed above that are to be analyzed in the EIR, the EIR will include an analysis of the cumulative impacts associated with those environmental issues. The following is a list of the cumulative impacts analyses to be included in the EIR:

- Air Quality
- Cultural Resources (Historical Resources)
- Energy (Electricity and Natural Gas)
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services (Police Protection and Fire Protection)
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems (Water and Wastewater)

For those environmental issues that this Initial Study determined do not need additional analysis in the EIR, the cumulative impacts analysis is provided below.

Aesthetics

Less Than Significant Impact. Development of the Project, in combination with other related projects in the Project area, would likely result in an intensification of existing prevailing land uses in an already urbanized area of the City. Development of any related projects is expected to generally occur in accordance with adopted plans. 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. With respect to the overall visual quality of the surrounding neighborhood, similar to the Project, any related projects would be required to submit an architectural plan, a landscape plan and signage plan (if proposed) to the Department of City Planning for review and approval prior to the issuance of building permits. Any approvals granted to related projects are expected to allow landscape and signage that would be aesthetically compatible with the surrounding neighborhood. Additionally, as a qualifying infill project within a TPA in accordance with State CEQA Statute Section 21099(d), and pursuant to SB 743 and ZI No. 2452, the Project would not have a significant impact with regard to visual resources, aesthetic character, light and glare, and scenic vistas or any other aesthetic impacts as a matter of law. Therefore, the Project would not have cumulatively considerable aesthetic impacts. Other qualifying infill projects within a TPA would similarly not result in significant impacts. Therefore, the Project would not result in a cumulatively considerable impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Agriculture and Forestry Resources

No Impact. Development of the Project, in combination with other related projects in the Project area, would not result in the conversion of State-designated Farmland or existing agricultural activities or zoning to non-agricultural uses. The Project Site and surrounding area are also not under a Williamson Act contract. Moreover, the Project Site is not zoned for forest land, timberland, or timberland production. Thus, the Project would not contribute to a cumulative loss of farmland or forest land to non-farmland or non-forest land uses. Therefore, the Project would not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Biological Resources

No Impact. As discussed above, the Project would not result in a potentially significant impact to biological resources. The Project Site and other related projects in the Project area are located in a developed area of the City. It is unknown whether or not any of the properties on which other development projects are located contain biological resources; however, the Project Site does not contain candidate, sensitive, or special status species or their habitat, riparian habitat or sensitive natural communities, or wetlands, and is not subject to any habitat conservation plans. Because the Project would have no impact on such resources, it would not have the potential to contribute cumulatively to any related significant impacts. Although the Project would remove all 33 on-site trees, as discussed above under Checklist Questions IV(d) and IV(e), none of the trees that would be removed is a protected species. As such, the Project would not contribute to a

cumulative impact with regard to the removal of protected trees. Therefore, the Project would not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Cultural Resources

Less Than Significant Impact. As discussed above, the Project would result in less than significant impacts to archaeological resources. It is unknown whether or not any of the properties on which other development projects are located contain cultural resources. Any related project sites that contain archaeological resources or human remains would be required to comply with regulations similar to those that are required for the Project. Since the Project would not cause a significant impact with respect to archaeological resources or human remains, there is no potential for the Project to result in a cumulatively considerable impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Geology and Soils

Less Than Significant Impact. Geological hazards are site-specific and there is little, if any, cumulative relationship between a project and other nearby projects. Nonetheless, cumulative development in the Project vicinity would increase the overall population in the area, thus, increasing the potential risk of exposure to seismically-induced hazards. However, with adherence to applicable local, State, and federal regulations, building codes, comprehensive engineering practices, and site-specific design considerations, geologic hazards would be less than significant. Therefore, the Project would not result in a cumulatively considerable impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Hazards and Hazardous Materials

Less Than Significant Impact. Due to their site-specific nature, hazards and hazardous materials impacts are typically assessed on a project-by-project basis. Therefore, as with the Project, related projects would address site-specific hazards through the implementation of site-specific recommendations and/or mitigation measures. In addition, as with the Project, all related development located in the vicinity of the Project Site would be subject to local, regional, State, and federal regulations pertaining to hazards and hazardous materials. Therefore, with adherence to applicable regulations, Project impacts with regard to hazards and hazardous materials would not be cumulatively considerable and would be less than significant. No further evaluation of this topic is required in the EIR.

Hydrology and Water Quality

Less Than Significant Impact. With respect to hydrology and water quality, this resource area is generally site-specific and needs to 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 standard mitigation practices during construction. Specifically for hydrology and water quality, related projects that disturb more than one acre of soil would also be required to obtain coverage under the NPDES Construction General Permit (Order No. 99-08-DWQ) pursuant to NPDES requirements, and all related projects would require the development of a

SWPPP during construction. Assuming compliance, similar to the Project, the cumulative water quality impact during construction would be less than significant.

With respect to operational impacts, development of the Project in combination with other development projects would result in the further infilling in an already developed area. As discussed above, the Project Site and the surrounding area are served by the existing City storm drain system. Runoff from the Project Site and the adjacent land uses is typically directed into the adjacent streets, where it flows to the drainage system. It is likely that most, if not all, other related projects would also drain to the surrounding street system or otherwise retain stormwater on-site. The runoff associated with other development projects would either be directed in non-erosive drainage devices to landscaped areas or directed to an existing storm drain system and would not encounter exposed soils. These related projects would include a drainage system with pipes that would adequately convey surface water runoff into the existing storm drain or the on-site cisterns.

Additionally, the City's LID Ordinance would be required to reduce the quantity and improve the quality of rainfall runoff that leaves the related project sites. The LID Ordinance is designed to mitigate the impacts of increases in runoff and stormwater pollution as close to the source as possible. LID comprises a set of site design approaches and BMPs that promote the use of natural systems for infiltration, evapotranspiration and use of stormwater, as appropriate. The LID Ordinance will require the related projects to incorporate LID standards and practices to encourage the beneficial use of rainwater and urban runoff, reduce stormwater runoff, promote rainwater harvesting, and provide increased groundwater recharge. Implementation of the required LID Ordinance would ensure these impacts would be less than significant. Therefore, the Project would not result in a cumulatively considerable impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Mineral Resources

No Impact. As discussed in Section XII, Mineral Resources, the Project would have no impact on mineral resources, on or off-site. It is not known if any other related projects in the vicinity would result in the loss of availability of known mineral resources. Regardless, the Project would not contribute to a potential cumulative impact on mineral resources. Therefore, the Project would not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Public Services (Schools)

Less Than Significant Impact. Pursuant to AB 149 and AB 2071, LAUSD has an open enrollment policy. The number of open enrollment seats is determined annually and, thereby, changes year to year. Thus, it cannot be determined, at the time of the preparation of this Initial Study, which schools in LAUSD will be available in the future for open enrollment. Therefore, for this Initial Study, the geographic scope of the cumulative school analysis is the service area of the local LAUSD schools that would serve the Project residents. The Project, with its estimated generation of 238 new students, in combination with the related and other future projects, is expected to increase the cumulative demand for schools in LAUSD.

As discussed above, payment of developer impact fees in accordance with Senate Bill 50 and pursuant to Section 65995 of the California Government Code would ensure that the impacts of the Project on school facilities would be less than significant. Similar to the Project, the related projects would be required to pay impact fees to the LAUSD. The payment of school fees would fully mitigate any potential impacts to school facilities. Therefore, the Project would not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Public Services (Parks)

Less Than Significant Impact. Implementation of the Project, in combination with the related projects, would further increase demand for park facilities within the West Adams - Baldwin Hills – Leimert Community Plan area. Employees generated by the related cumulative commercial projects would not typically enjoy long periods of time during the workday to visit parks and/or recreational facilities and would not, therefore, contribute to the future demand on parks. However, the increase in residential population from the Project and related projects would increase the demand for parks facilities and further impact the shortage of park space in the West Adams - Baldwin Hills - Leimert Community Plan area.

As discussed above, the Project would result in a less than significant impact on parks and recreational facilities due to the approximately 86,700 square feet of common open space provided by the Project that would reduce the demand on existing parks. Similar to the Project, any residential related projects for rent or for purchase, would be required to pay a Park Fee to the City. Monies collected as part of the Park Fee are placed in an in-lieu account and used exclusively for the acquisition and development of park and recreational sites and facilities. Given the payment of fees and the provision of recreational facilities on the Project Site that is greater than the amount required by code, the Project's contribution to the cumulative impact would, therefore, not be considered cumulatively considerable. Therefore, the Project would not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Public Services (Other Public Facilities)

Less Than Significant Impact. As discussed above, implementation of the Project with its estimated generation of 499 residents on the Project Site, in combination with the related projects, would increase demand for library services in the Project vicinity. However, the geographic scope for the cumulative impact analysis is the extent of the related projects that would be served by the Angeles Mesa Branch Library, which is located at 2700 W 52nd Street; Exposition Park – Mary McLeod Bethune Regional Library, located at 3900 S Western Avenue; and Vermont Square Branch Library, located at 1201 W 48th Street.

The residential population of a library's service area is the primary metric used by the LAPL for assessing the adequacy of library services and planning for future growth. The LAPL has not established any facilities criteria based on employment in a library's service area. Employees generated by the non-residential related projects would be more likely to use library facilities near their homes during non-work hours, as opposed to patronizing the Angeles Mesa Branch Library,

Exposition Park – Mary McLeod Bethune Regional Library, Vermont Square Branch Library, or the other libraries within the 2-mile service area on their way to or from work or during their lunch hours. Therefore, the non-residential related projects would not substantially contribute to the Project's cumulative demand for library services.

Similar to the Project, each related project would generate revenues to the City's General Fund (in the form of property taxes, sales tax, business tax, etc.) that could be applied toward the provision of new library facilities, staffing, and materials for any one of the libraries serving the Project area, as deemed appropriate. These revenues to the General Fund would help offset the increase in demand for library services as a result of the Project and the related projects. Therefore, the Project would not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Recreation

Less Than Significant Impact. Implementation of the Project, in combination with the related projects, would further increase demand for recreational facilities within the West Adams - Baldwin Hills - Leimert Community Plan area. Employees generated by the related cumulative commercial projects would not typically enjoy long periods of time during the workday to visit recreational facilities and would not, therefore, contribute to the future demand on parks. However, the increase in residential population from the Project and related projects would increase the demand for recreation facilities and further impact the shortage of park/recreational space in the West Adams - Baldwin Hills - Leimert Community Plan area.

As discussed above, the Project would result in a less than significant impact on parks and recreational facilities due to the approximately 86,700 square feet of common open space provided by the Project that would reduce the demand on existing recreational facilities. Similar to the Project any residential related projects would be required to pay a Park Fee to the City for the construction of a residential for rent development. Monies collected as part of the Park Fee are placed in an in-lieu account and used exclusively for the acquisition and development of park and recreational sites and facilities. Given the payment of fees and the provision of recreational facilities on the Project Site that is greater than the amount required by code, the Project's contribution to the cumulative impact would, therefore, not be considered cumulatively considerable. Therefore, the Project would not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Utilities and Service Systems (Solid Waste)

Less Than Significant Impact. With regard to solid waste, the Project's incremental contribution to potential cumulative impacts would not be cumulatively considerable. As discussed above, estimated annual increase in solid waste generated by the Project would represent approximately 0.0008 percent of the remaining capacity for the County's Class III landfills that are open to the City. Also, forecasts of regional demand are prepared for these services and their ability to meet future demand. Based on the 2017 CoIWMP Annual Report, the County anticipates that future solid waste disposal needs can be adequately met through 2032. Therefore, the Project would

not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

Wildfire

No Impact. As discussed in Section XX, Wildfire, the Project would have no impact with respect to wildfire. The Project Site is not within a Very High Fire Hazard Severity Zone[91] or within a wildland fire hazard area.[92] Therefore, the Project would not exacerbate wildfire risks, and no exposure of Project occupants to pollutant concentrations from a wildfire would occur. No roads, fuel breaks, or emergency water sources would be installed or maintained as part of the Project. Installation of any required power lines or other utilities would be done in accordance with applicable City building codes and utility provider policies. The Project would be required to comply with all developmental regulations and City building codes with regard to fire safety and would not exacerbate the potential for fire at the Site. Therefore, the Project would not result in any cumulative impact, and no mitigation measures are required. No further evaluation of this topic is required in the EIR.

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 significant impacts with regard to the following topics: Air Quality, Cultural Resources (Historical Resources), Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services (Fire Protection and Police Protection), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (Water and Wastewater). As a result, these potential effect will be analyzed further in the EIR.

91 City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: http://zimas.lacity.org, accessed: June 2019.

92 City of Los Angeles Department of City Planning, General Plan Safety Element, Exhibit D, Selected Wildlife Hazard Areas in the City of Los Angeles, adopted November 1996.

APPENDICES

APPENDIX IS-A

TREE REPORT

Paul Lewis Landscape Architect
13351-D Riverside Drive #445
Sherman Oaks, CA 91423
Licensed Landscape Architect #3620
Exp. 2/28/19

July 25, 2018

Mr. Steve Potter
c/o Ms. Ellia Thompson
Ervin Cohen & Jessup
9401 Wilshire Blvd, 9th Floor
Beverly Hills, CA 90212

Re: 3200-3206 Slauson Ave., Los Angeles, CA 90043

Dear Steve,

This letter is in regard to the property at 3100-3206 Slauson Avenue, Los Angeles, CA 90043, APN 4005005001 and 4005005002. On July 17, 2018, I visited the site to evaluate the trees on the property.

EXISTING SITE CONDITIONS

On the property there is a multifamily development.

There are no native trees that are protected by the LAMC Protected Tree Ordinance and there are thirty-three additional non-native trees with a trunk diameter greater than 8" on the property. There are eight street trees.

The existing trees on site will need to be replaced on a 1:1 basis. A permit application with Public Works will need to be filed to replace the street trees if desired and a 2:1 replacement will be required.

ADJACENT PROPERTIES

No trees on adjacent properties will be impacted by construction on this site.

Should you have any questions, please feel free to contact me at 818-788-9382.

Sincerely yours,

Paul Lewis

Enclosure: Tree Report

Tree Report [PTR] for *3100-3206 Slauson Ave., Los Angeles, CA 90043*

1-"Tree Expert" as per Los Angeles Municipal Code (LAMC) Section 17.02
Tree Expert – A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or ***(b) a landscape architect*** or (c) a registered consulting arborist with the American Society of Consulting Arborists. **(Amended by Ord. No. 177,404, Eff. 4/23/06.)**

Paul A. Lewis, Landscape Architect, #3620 exp. 2/28/19

2-By whom the PTR is prepared: Paul Lewis

3-For whom the PTR is prepared: Mr. Steve Potter

4-TR location address with short geographic description:
3100-3206 Slauson Avenue, Los Angeles, CA 90043 (APN 4005005001 and 4005005002) is in a developed residential neighborhood. The site is on the busy main road along Slauson Ave. The site is relatively flat.

5- Date TR is prepared: July 25, 2018.

6- Date of TR field inspection: July 17, 2018.

7- PTR purpose: to review tree inventory on this property to clear condition on permit application for a new multifamily development project.

8 - Table of Contents

9 - Project description and background: There are currently plans to develop a new small lot residence project.

10 – Square footages:

Entire Property:	339,686 SF approx.
Existing Structure:	136,370 SF approx.
Proposed New Structure (total area)	168,279 SF approx.

11 – Field observations: Noted on Matrix. Most of the trees are in a declining state.

12 – Findings: All of the trees appear to be within the zone of construction and will be replaced on a 1:1 basis.

13 – Recommendations: Replace all of the trees on a 1:1 basis.

14 – Trees tagged and numbered: No trees were tagged.

15 – Mitigation: N/A.

16 – Protected tree construction impact guidelines: N/A

17, 18, 19 – Matrix: see page 3-4

20 – Color photographs: see page 5-15

21 – Topographical map: see page 16

22 – Site development plan: 17

23 – Verification of current license: Active and in good standing. See page 18
http://www.latc.ca.gov/consumers/licensee_name.pdf

24 – Misc. opines: none.

25 – None of these trees are native or naturalized on this site.

26 – Photos of protective fencing: N/A

27 – Reason for removal: For proposed new development project.

28 – 3 ring binder: N/A under 20 pages

29 – CEQA documents- pending Planning Dept. Letter of Determination

30 – Electronic copy

Project Address 3200-3206 SLAUSON AVE. Date 7/18

Inspector PL

TREE#	TAGGED [Y/N]	SPECIES	APPEARANCE	HEALTH	MEASUREMENTS:	Height	Canopy [w]	Diam. of Trunk	No. of Trunks	VIGOR:	Chlorosis	Deadwood	Mainstem Dieback(Major)	Thinning of Crown	Twig Dieback (Minor)	Wilt	DISEASES:	Cankers	Exfoliation	Exudations	Marg. Leaf Scorch	ENVIRONMENT:	Poor Drainage	Soil Build-up	Undermining Erosion	STRUCTURE:	Broken Branches	Cavit. - Branch	Cavit. - Trunk	Decay/Rot	Excess Horiz. Growth	Hazardous Conditions	Lopsided Canopy	Low Branching	Mechanical Injury	Poor Pruning	Roots Exposed	Sharp Branch Angle	Torn Branch Scars	Water Trap	Wire/Nails	PESTS:	Ants	Bees	Borers/Termites	Galls	Girdles	Oak Moth	Pit-Scale	Plant Parasites	Witches Broom	Woodpeckers
1		MELALEUCA Q.	A-	A-		35'	35'	70"	8				✓																													✓										
2		MELALEUCA Q.	B-	B-		15'	35'	31"	2				✓		✓																					✓	✓						✓										
3		PITTOSPORUM U.	B-	B-		25'	25'	10"			✓																																									
4		YUCCA GIGAN.	B	B-		25'	15'	22"																																											
5		CUPANIOPSIS A.	B	B		25'	27'	12"										✓																				✓														
6		CUPANIOPSIS A.	C+	C+		25'	25'	10"										✓	✓															✓			✓						✓										
7		PINUS HALEPEN.	C-	C-		50'	20'	25"												✓												✓		✓		✓	✓															
8		MELALEUCA Q.	B	B*		30'	40'	46"	3							✓				✓												✓	✓			✓						✓										
9		MELALEUCA Q.	B	B*		15'	25'	18"																													✓														
10		CUPANIOPSIS A.	B	B		22'	26'	10"																													✓						✓										
11		CUPANIOPSIS A.	B-	B-		25'	30'	15"																													✓						✓										
12		MELALEUCA Q.	B	B*		10'	21'	19"	2				✓																	✓							✓						✓										
13		ULMUS PARVIF.	B	B		15'	45'	23"							✓				✓				✓														✓						✓										
14		PERSEA CAL.	B-	B-		30'	36'	19"			✓				✓	✓																					✓	✓	✓														
15		PERSEA CAL.	B	B		30'	28'	16"			✓			✓	✓																				✓																		
16		JUNIPERUS CHI.	B*	B*		18'	20'	17"																			✓	✓					✓																				
17		JUNIPERUS CHI.	B*	B*		18'	20'	19"																												✓																
18		MAGNOLIA G.	B	B		40'	50'	32"					✓		✓			✓	✓				✓															✓						✓										
19		OLEA EUROPEA	B*	B*		35'	30'	63"	4			✓		✓	✓								✓						✓						✓																		
20		ULMUS PARVIF.	B	B		45'	55'	24"							✓				✓											✓							✓						✓										

Project Address 3200 - 3206 SLAUSON AVE. Date 7/18

Inspector P.L

TREE#	TAGGED [Y/N]	SPECIES	APPEARANCE	HEALTH	MEASUREMENTS:	Height	Canopy [w]	Diam. of Trunk	No. of Trunks	VIGOR:	Chlorosis	Deadwood	Mainstem Dieback(Major)	Thinning of Crown	Twig Dieback (Minor)	Wilt	DISEASES:	Cankers	Exfoliation	Exudations	Marg. Leaf Scorch	ENVIRONMENT:	Poor Drainage	Soil Build-up	Undermining Erosion	STRUCTURE:	Broken Branches	Cavit. - Branch	Cavit. - Trunk	Decay/Rot	Excess Horiz. Growth	Hazardous Conditions	Lopsided Canopy	Low Branching	Mechanical Injury	Poor Pruning	Roots Exposed	Sharp Branch Angle	Torn Branch Scars	Water Trap	Wire/Nails	PESTS:	Ants	Bees	Borers/Termites	Galls	Girdles	Oak Moth	Pit-Scale	Plant Parasites	Witches Broom	Woodpeckers
21		ULMUS PARVIF.	B	B		18'	20'	25"							✓			✓																	✓									✓							
22		PITTOSPORUM U.	D	D		25'	24'	15"					✓	✓	✓																																						
23		ULMUS PARVIF.	B	B		60'	70'	34"							✓			✓		✓			✓				✓	✓								✓		✓					✓									
24		WASHINGTONIA R.	B	B		32'	16'	16"											✓	✓																																
25		MELALEUCA Q.	A	A		50'	30'	57"	2																																										
26		FICUS BENJAMINA	A	A		50'	60'	31"			✓				✓			✓	✓				✓													✓							✓									
27		SYAGRUS ROM.	B	B		18'	16'	12"			✓																																								
28		SYAGRUS ROM.	B	B		15'	16'	11"			✓																																							
29		SYAGRUS ROM.	B	B		15'	16'	11"			✓																																							
30		SYAGRUS ROM.	B	B		11'	16'	10"			✓																																							
31		SYAGRUS ROM.	B	B		12'	16'	11"																																										
32		SYAGRUS ROM.	B	B		14'	16'	11"																																									
33		SYAGRUS ROM.	B	B		10'	16'	11"																																									
34		TABEBUIA R.	B	B		15'	8'	3"			✓									✓															✓								✓				✓				
35	ST	TABEBUIA R.	C+	C+		15'	8'	4"			✓		✓														✓	✓				✓		✓								✓				✓				
36	ST	TABEBUIA R.	B-	B-		15'	8'	4"			✓		✓														✓	✓										✓					✓								
37	ST	TABEBUIA R.	B-	B-		15'	8'	5"																								✓				✓														
38	ST	TABEBUIA R.	B	B		15"	8"	4"												✓													✓										✓								
39	ST	TABEBUIA R.	B-	B-		15'	8'	6"							✓																		✓																	
40	ST	TABEBUIA R.	B	B		15'	8'	4"										✓															✓																	
41	ST	TABEBUIA R.	B	B		15'	8'	4"				✓						✓																																

3100-3206 Slauson Ave., Los Angeles, CA 90043 Tree Inventory

1– Melaleuca quinquenervia

2 – Melaleuca quinquenervia

3 – Pittosporum undulatum

4 – Yucca gigantea

5– Cupaniopsis anacardioides

6 – Cupaniopsis anacardioides

7 – Pinus halepensis

8 – Melaleuca quinquenervia

9– Melaleuca quinquenervia

10 – Cupaniopsis anacardioides

11 – Cupaniopsis anacardioides

12 – Melaleuca quinquenervia

13– Ulmus parvifolia

14 – Persea americana

15 – Persea americana

16 – Juniperus chinensis

17– Juniperus chinensis

18 – Magnolia grandiflora

19 – Olea europaea

20 – Ulmus parvifolia

21– Ulmus parvifolia

22 – Pittosporum undulatum

23 – Ulmus parvifolia

24 – Washingtonia robusta

25– Melaleuca quinquenervia

26 – Ficus benjamina

27 – Syagrus romanzoffiana

28 – Syagrus romanzoffiana

29– Syagrus romanzoffiana

30 – Syagrus romanzoffiana

31 – Syagrus romanzoffiana

32 – Syagrus romanzoffiana

33– Syagrus romanzoffiana

34 – Tabebuia rosea

35 – Tabebuia rosea

36 – Tabebuia rosea

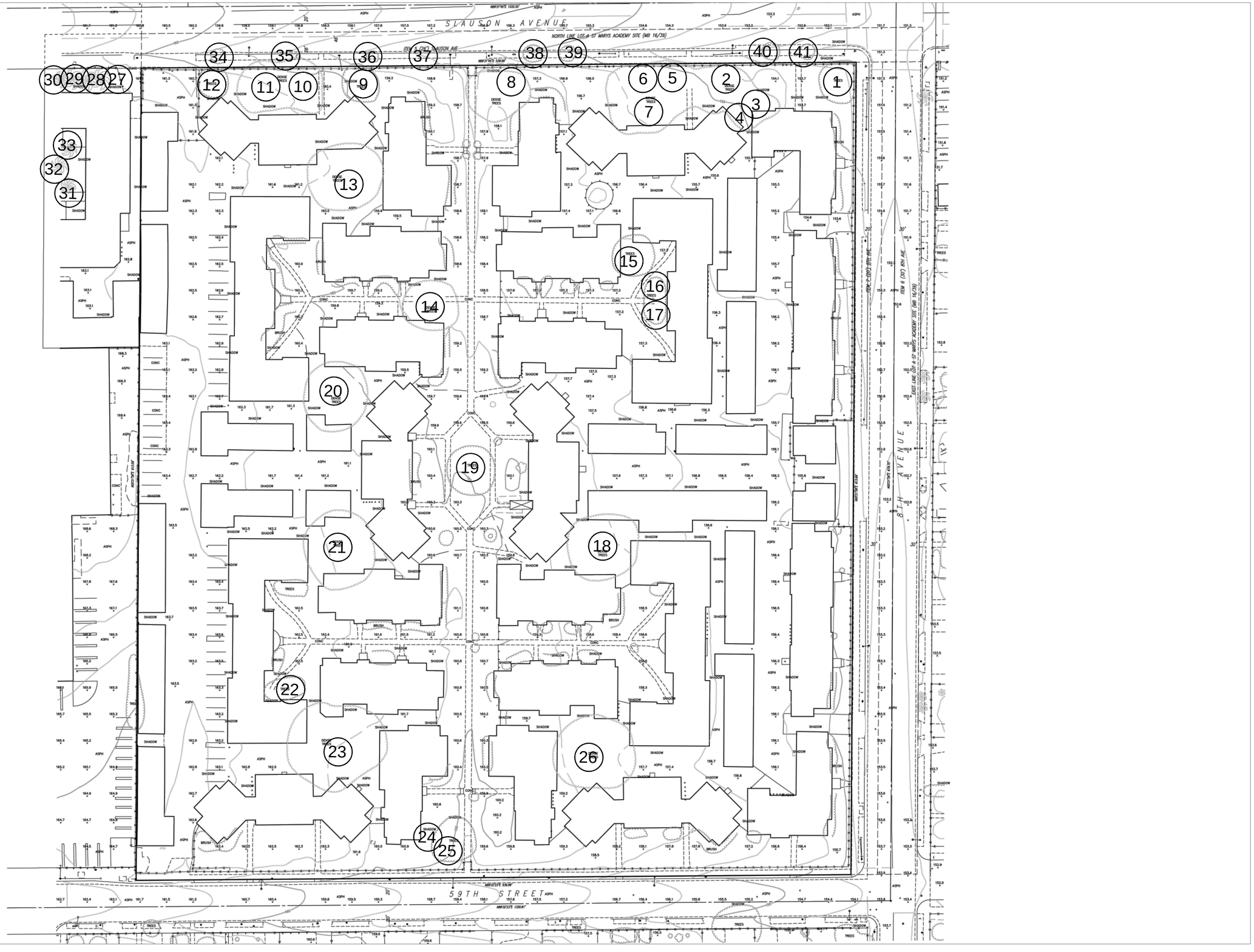
37– Tabebuia rosea

38 – Tabebuia rosea

39 – Tabebuia rosea

40 – Tabebuia rosea

41– Tabebuia rosea



LANDSCAPE
COURT
LAND
STUDIO
ARCHITECTURE
COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #3620
Renewal Date 2/28/19

Client:

Project location:

3100-3206 Slauson Ave.
Los Angeles, CA
90043

Scale: 1/8" = 1'

Date: 07/17/2018

ktgy
Architecture + Planning
888.456.5849
ktgy.com

SLAUSON AND CRENSHAW
LOS ANGELES, CALIFORNIA # 2017-1173

SITE PLAN STUDY
JULY 24, 2018

0 25 50 100

SITE PLAN

Remove your new Pocket Certificate from the receipt portion and carry it with you at all times.

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/22/16

CUT HERE

CUT HERE

CALIFORNIA ARCHITECTS BOARD
LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 575-7230

CUT HERE

Landscape Architect

CERTIFICATE NO.
3620

EXPIRATION
02/28/19

PAUL ADAM LEWIS
13351-D RIVERSIDE DR #445
SHERMAN OAKS CA 91423

Signature

RECEIPT NO.
63560577

LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 575-7230

I M P O R T A N T

1. Please include your Certificate Number on any correspondence to this office.
2. Notify the Program of any name or address change in writing.
3. Report any loss of this certificate immediately in writing to the Program.
4. Please sign and carry the Pocket Certificate with you.

PAUL ADAM LEWIS

CERTIFICATE NO.	EXPIRATION DATE	RECEIPT NO.
3620	02/28/19	63560577

This is your receipt. Please save for your records.

PLALA 10/31/07

APPENDIX IS-B

SCCIC RECORDS SEARCH RESULTS

W.H. Bonner Associates
Archaeofaunal Studies
Archaeological Surveys
Historical & Genealogical Research
RPA Register of Professional Archaeologists
15619 Ogram Avenu
Gardena, CA 90249-44
(310) 675-27
E-mail: whbonner@aol.cor

April 4, 2018

David Kaplan
KCK Architects
2526 18th Street
Santa Monica, CA 90405

Subject: Historic Records Search Results for 3130 West Slauson Avenue, Los Angeles, Los Angeles County, CA

Dear Mr. Kaplan:

At your request, W. H. Bonner Associates has conducted a historic records search for your project located at 3130 West Slauson Avenue, Los Angeles, California 90043. The records search was conducted on April 3, 2018, at the South Central Coastal Information Center (SCCIC), California State University, Fullerton.

To identify any historic properties, the rolls of the National Register of Historic Places (NRHP), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI) were examined. The California State Historic Resources Inventory (HRI), Historic Preservation Overlay Zones (HPOZ), and the Los Angeles City Historic-Cultural Monuments List (LACHCM) were also reviewed to determine local resources previously evaluated for their historic significance. Built dates were determined from the website of the Los Angeles County Tax Assessor.

Record Search Results

3130 West Slauson Avenue, Los Angles, CA 90043 APN 4005-005-001
- Multi-Family Residences
- First improvement built year 1941/effective built year 1941
- Directory of Properties in the Historic Property Data File – Not Listed
- Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed
- National Register of Historic Places (NRHP) – Not listed
- California Points of Historic Interest (CPHI) – Not listed
- California Historic Landmarks (CHL) – Not listed
- Historic Preservation Overlay Zone (HPOZ) – Not Listed

Please Note: Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

We appreciate this opportunity to assist you on your project. If we can be of any further assistance, or if you have any questions concerning this letter, please do not hesitate to contact our office at (310) 675-2745 or via e-mail, whbonner@aol.com.

Sincerely,

Wayne H. Bonner, M.A.
RPA Certified Archaeologist #10085

APPENDIX IS-C
GEOTECHNICAL REPORT

BYER GEOTECHNICAL, INC.

September 5, 2018
BG 22913

Dorset Village Partners, LLC
% Ervin Cohen & Jessup, LLP
9401 Wilshire Boulevard, 9th Floor
Beverly Hills, California 90212-2974

Attention: Ms. Ellia M. Thompson, Esq.

Subject

Transmittal of Geotechnical Engineering Exploration
Proposed Four- to Seven-Story Residential Building over Subterranean Parking
Portion of Lot A, St. Mary's Academy Site Tract
3100 - 3206 West Slauson Avenue, 3103 - 3151 West 59th Street, and
5809 - 5853 South 8th Street
Los Angeles, California

Gentlepersons:

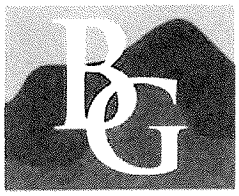
Byer Geotechnical has completed our report dated September 5, 2018, which describes the geotechnical engineering conditions with respect to the proposed project. The reviewing agency for this document is the City of Los Angeles, Department of Building and Safety (LADBS). The reviewing agency requires two unbound copies, one with a wet signature, a CD (PDF format), an application form, and a filing fee. Copies of the report have been distributed as follows:

(4) Addressee (Email and Mail)
(1) Steve Potter (Email)

It is our understanding that Ms. Ellia Thompson or her representative will file the report and CD with the LADBS. Please review the report carefully prior to submittal to the governmental agency. Questions concerning the report should be directed to the undersigned. Byer Geotechnical appreciates the opportunity to offer our consultation and advice on this project.

Very truly yours,
BYER GEOTECHNICAL, INC.

Raffi S. Babayan
Senior Project Engineer



BYER GEOTECHNICAL, INC.

GEOTECHNICAL ENGINEERING EXPLORATION
PROPOSED FOUR- TO SEVEN-STORY RESIDENTIAL BUILDING OVER SUBTERRANEAN PARKING
PORTION OF LOT A, ST. MARY'S ACADEMY SITE TRACT
3100 - 3206 WEST SLAUSON AVENUE, 3103 - 3151 WEST 59TH STREET, AND 5809 - 5853 SOUTH 8TH STREET
LOS ANGELES, CALIFORNIA
FOR DORSET VILLAGE PARTNERS, LLC
BYER GEOTECHNICAL, INC., PROJECT NUMBER BG 22913
SEPTEMBER 5, 2018

1461 East Chevy Chase Drive, Suite 200 • Glendale, California 91206 • tel 818.549.9959 • fax 818.543.3747 • www.byergeo.com

GEOTECHNICAL ENGINEERING EXPLORATION
PROPOSED FOUR- TO SEVEN-STORY RESIDENTIAL BUILDING OVER
SUBTERRANEAN PARKING
PORTION OF LOT A, ST. MARY'S ACADEMY SITE TRACT
3100 - 3206 WEST SLAUSON AVENUE, 3103 - 3151 WEST 59TH STREET, AND
5809 - 5853 SOUTH 8TH STREET
LOS ANGELES, CALIFORNIA
FOR DORSET VILLAGE PARTNERS, LLC
BYER GEOTECHNICAL, INC., PROJECT NUMBER BG 22913
SEPTEMBER 5, 2018

INTRODUCTION

This report has been prepared per our signed Agreement and summarizes findings of Byer Geotechnical, Inc., geotechnical engineering exploration performed on the subject site. The purpose of this study is to evaluate the nature, distribution, engineering properties, and geologic hazards of the earth materials underlying the site with respect to construction of the proposed four- to seven-story residential building over one subterranean parking level. This report is intended to assist in the design and completion of the proposed project and to reduce geotechnical risks that may affect the project. The professional opinions and advice presented in this report are based upon commonly accepted exploration standards and are subject to the AGREEMENT with TERMS AND CONDITIONS, and the GENERAL CONDITIONS AND NOTICE section of this report. No warranty is expressed or implied by the issuing of this report.

PROPOSED PROJECT

The scope of the proposed project was determined from consultation with Mr. Steve Potter and the preliminary plans prepared by KTGY Architecture & Planning, dated July 24, 2018. Final plans have not been prepared and await the conclusions and recommendations of this report. The project consists of construction of a four- to seven-story residential building over one subterranean parking level. The footprint of the subterranean parking level is planned to occupy almost the entire property, as shown on the enclosed Site Plan. Retaining walls up to 12 feet high are planned to support the excavation for the subterranean parking level. Column loads (dead and live) on foundations are expected to be moderate. An access ramp to the subterranean parking level is planned in the southwest corner of the site via 59th Street. The existing two-story apartment buildings and associated detached car garages are to be removed from the site.

RESEARCH

Research of agency records was conducted to locate geotechnical reports for the subject property. No geotechnical or geologic reports for the subject property were located.

EXPLORATION

The scope of the field exploration was determined from our initial site visit and consultation with Mr. Steve Potter. The preliminary plans prepared by KTGY Architecture & Planning, dated July 24, 2018, were a guide to our work on this project. Exploration was conducted using techniques normally applied to this type of project in this setting. This report is limited to the area of the exploration and the proposed project as shown on the enclosed Site Plan and cross sections. The scope of this exploration did not include an assessment of general site environmental conditions for the presence of contaminants in the earth materials and groundwater. Conditions affecting portions of the property outside the area explored are beyond the scope of this report.

Exploration was conducted on July 16, 2018, with the aid of a hollow-stem-auger drill rig. It included drilling eight borings to approximate depths of 21½ to 46½ feet below ground surface. Samples of the earth materials were obtained and delivered to our soils engineering laboratory for testing and analysis. The borings tailings were visually logged by the project soils engineer. Following drilling, logging, and sampling, the borings were backfilled, mechanically tamped, and patched with asphalt.

Office tasks included laboratory testing of selected soil samples, review of published maps and photos for the area, review of our files, review of agency files, preparation of cross sections, preparation of the Site Plan, engineering analysis, and preparation of this report. Earth materials exposed in the borings are described on the enclosed Log of Borings. Appendix I contains a discussion of the laboratory testing procedures and results.

The proposed project and the locations of the borings are shown on the enclosed Site Plan. Subsurface distribution of the earth materials and the proposed project are shown on Sections A through D.

SITE DESCRIPTION

The subject property consists of a rectangular-shaped, relatively-level, and partially-graded parcel that is located in the north-central portion of the Los Angeles Basin in the South Los Angeles section of the city of Los Angeles, California (33.9881° N Latitude, 118.3275° W Longitude). As depicted on the enclosed Aerial Vicinity Map, the property is bounded by Slauson Avenue on the north, 8th Street on the east, 59th Street on the south, and a commercial development known as Crenshaw Plaza on the west. The property is located approximately 3.2 miles south of the Santa Monica (10) Freeway and 2.7 miles west of the Harbor (110) Freeway. In addition, the property is about 750 feet east of Crenshaw Boulevard. Numerous two-story apartment buildings and associated detached car garages occupy the majority of the site. Asphalt-paved driveways occupy the east and west portions of the site providing access to the detached garages. Lawn areas are around the buildings and across

the central portion of the site. The surrounding area has been developed with single- and multi-family residential dwellings, as well as commercial establishments along Slauson Avenue.

Past grading on the site has consisted of creating a large level pad for the existing structures. Vegetation on the site consists of a manicured lawn and planter areas and scattered trees around the existing apartment buildings. Surface drainage is by sheetflow runoff down the contours of the land to the east.

GROUNDWATER

Groundwater was not encountered in the borings to a maximum depth of 46½ feet below ground surface. Based on our review of the hydrological records of the Los Angeles County Department of Public Works, the groundwater level measured in two monitoring wells (Nos.1362N and 1380), located within a one-mile-radius search area from the site, ranged from 87.6 to 254.2 feet below ground surface between 1948 and 2013 (LADPW, 2018).

In *Seismic Hazard Zone Report 027,* the California Geological Survey (CGS) has estimated the historically-highest groundwater level at the site was on the order of 40 feet below ground surface (CGS, 1998), as shown on the enclosed Historic-High Groundwater Map. Seasonal fluctuations in groundwater levels occur due to variations in climate, irrigation, development, and other factors not evident at the time of the exploration. Groundwater levels may also differ across the site. Groundwater can saturate earth materials causing subsidence or instability of slopes.

METHANE ZONES

The City of Los Angeles Ordinance No. 175790 established methane mitigation requirements and includes construction standards to control methane intrusion into buildings. The subject property is not mapped within either a Methane Zone or Methane Buffer Zone.

EARTH MATERIALS

Fill

Fill was not encountered in the borings. Minor fill may be present under the lawn and planter areas and as backfill of utility trenches. Based on the current configuration of the proposed building, any fill will be removed during the excavation for the subterranean parking level.

Older Alluvium (Qoa)

Older alluvium deposits, typical for this portion of Los Angeles, underlie the subject property and were encountered in the borings. The upper 10 to 15 feet of older alluvium consists of clay that is dark brown and olive-brown, moist to very moist, and medium stiff to hard. Older alluvium between the depths of 10 and 30 feet generally consists of silty sand and sandy silt that is light olive to olive-brown, moist to very moist, medium dense to dense, and stiff to very stiff. Older alluvium below the depth of 30 feet consists of layers of clay and sandy silt that are olive-brown, moist to very moist, and stiff to verystiff.

GENERAL SEISMIC CONSIDERATIONS

Regional Faulting

The subject property is located in an active seismic region. Moderate to strong earthquakes can occur on numerous local faults. The United States Geological Survey, California Geological Survey (CGS), private consultants, and universities have been studying earthquakes in southern California for several decades. Early studies were directed toward earthquake prediction and estimation of the effects of strong ground shaking. Studies indicate that earthquake prediction is not practical and not sufficiently accurate to benefit the general public. Governmental agencies now require earthquake-

resistant structures. The purpose of the code seismic-design parameters is to prevent collapse during strong ground shaking. Cosmetic damage should be expected.

Southern California faults are classified as "active" or "potentially active." Faults from past geologic periods of mountain building that do not display evidence of recent offset are considered "potentially active." Faults that have historically produced earthquakes or show evidence of movement within the past 11,000 years are known as "active faults." No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2000). Therefore, the potential for surface rupture onsite is considered nil.

The known regional local active and potentially-active faults that could produce the most significant ground shaking on the site include the Newport-Inglewood and Santa Monica Faults. Forty-eight faults were found within a 100-kilometer-radius search area from the site using EZ-FRISK V7.65 computer program. The results of seismic-source analysis are listed in Appendix II. The closest mapped "active" fault is the Newport-Inglewood Fault, a Type B fault that is located 2 kilometers (1.3 mile) west of the site. The Newport-Inglewood Fault is capable of producing a maximum moment magnitude of 7.5 and an average slip rate of 1.5 ± 0.5 millimeters per year (Cao et al., 2003). The Elsinore Fault, a Type A fault, is located 25.8 kilometers (16 miles) southeast of the site. In addition, the San Andreas Fault, another Type A fault, is located 64.9 kilometers (40.3 miles) northeast of the site. General locations of regional active faults with respect to the subject site are shown on the enclosed Regional Fault Map (Appendix II).

Seismic Design Coefficients

The following table lists the applicable City of Los Angeles Building Code seismic coefficients for the project:

SEISMIC COEFFICIENTS (2017 City of Los Angeles Building Code - Based on ASCE 7-10 Standard)		
Latitude = 33.9881° N Longitude = 118.3275° W	Short Period (0.2s)	One-Second Period
Earth Materials and Site Class from Table 20.3-1, ASCE Standard 7-10	Older Alluvium - D	
Mapped Spectral Accelerations from Figures 1613.3.1 (1) and 1613.3.1 (2) and USGS	S_s = 1.860 (g)	S_1 = 0.674 (g)
Site Coefficients from Tables 1613.3.3 (1) and 1613.3.3 (2) and USGS	F_A = 1.0	F_V = 1.5
Maximum Considered Spectral Response Accelerations from Equations 16-37 and 16-38, 2013 CBC	S_{MS} = 1.860 (g)	S_{M1} = 1.011 (g)
Design Spectral Response Accelerations from Equations 16-39 and 16-40, 2013 CBC	S_{DS} = 1.240 (g)	S_{D1} = 0.674 (g)
Maximum Considered Earthquake Geometric Mean (MCE_G) Peak Ground Acceleration, adjusted for Site Class effects	PGA_M = 0.674 (g)	

Reference: U.S. Geological Survey, **Geologic Hazards Science Center, U. S. Seismic Design Maps,** http://earthquake.usgs.gov/designmaps/us/application.php

The mapped spectral response acceleration parameter for the site for a 1-second period (S_1) is less than 0.75g. The design spectral response acceleration parameters for the site for a 1-second period (S_{D1}) is greater than 0.20g, and/or the short period (S_{DS}) is greater than 0.50g. Therefore, the project is considered to be in Seismic Design Category D.

The principal seismic hazard to the proposed project is strong ground shaking from earthquakes produced by local faults. Modern buildings are designed to resist ground shaking through the use of shear panels, moment frames, and reinforcement. Additional precautions may be taken, including

strapping water heaters and securing furniture to walls and floors. It is likely that the subject property will be shaken by future earthquakes produced in southern California.

Ground Motion

Probabilistic seismic hazard deaggregation analysis was performed on the subject site. Seismic parameters were determined using currently-available earthquake and fault information utilizing data from the United States Geological Survey (USGS) National Seismic Hazard Mapping Project (USGS, 2017). An averaging of three Next Generation Attenuation relations (Chiou-Youngs, 2008; Boore-Atkinson, 2008; and Campbell-Bozorgnia, 2008) were incorporated in the analysis. An average shear-wave velocity (Vs30) of 259 meters-per-second (Site Class D) was used in the analysis. Hazard deaggregation indicates a predominant modal earthquake magnitude of 6.51 (Mw) at a modal distance of 12.8 kilometers. The Peak Horizontal Ground Acceleration (PHGA) with a 10-percent probability of exceedance in 50 years is estimated to be 0.43g on the subject site. These ground motions could occur at the site during the life of the project. Results of the analysis are graphically presented in the enclosed "Seismic Hazard Deaggregation Chart" (Appendix II).

Based on a Site Class D, the MCE_G peak ground acceleration adjusted for Site Class effects, PGA_M, is 0.674g. The pseudo-static seismic coefficient (k_h) was derived according to the guidelines of the LADBS memorandum dated July 16, 2014. The horizontal pseudo-static seismic coefficient (k_h) was taken as one-third of the PGA_M (0.22g) and was used in the seismic calculations for the cantilever and restrained subterranean retaining walls.

Liquefaction

The CGS has not mapped the site within an area where historic occurrence of liquefaction or geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693 (c) would be required, as shown on the enclosed Seismic Hazard Zones Map. The subject property is underlain

by older alluvium deposits that are generally stiff to hard and are not considered susceptible to liquefaction.

Seiches and Tsunamis

Seiches are large waves generated in enclosed bodies of water, such as lakes and reservoirs, in response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. The site is not located near any lake or reservoir. Furthermore, the site is at an average elevation of 160 feet above mean sea level and is located approximately 7.4 miles from the shoreline. Therefore, the risk to the project from seiches or tsunamis is considered nil.

CONCLUSIONS AND RECOMMENDATIONS

General Findings

The conclusions and recommendations of this exploration are based upon review of the preliminary plans, review of published maps, eight borings, research of available records, laboratory testing, engineering analysis, and years of experience performing similar studies on similar sites. It is the finding of Byer Geotechnical, Inc., that development of the proposed project is feasible from a geotechnical engineering standpoint, provided the advice and recommendations contained in this report are included in the plans and are implemented during construction.

The recommended bearing material is firm older alluvium, which is anticipated at the grade of the excavation for the subterranean parking level. Conventional foundations may be used to support the proposed four- to seven-story building over one subterranean parking level. Soils to be exposed at finished grade are expected to exhibit a moderate expansion potential.

Geotechnical issues affecting the project include temporary excavations up to 14 feet in height, including an estimate of the foundation embedment depth. Temporary excavations, consisting of a combination of a 5-foot vertical cut with 1:1 trim above, may be used to construct the retaining walls of the subterranean parking level, as shown on the cross sections. As an alternative, temporary shoring consisting of soldier piles and lagging may be used to facilitate the construction of the subterranean retaining walls. Recommendations for temporary shoring are included in the "Temporary Excavations" section of this report.

FOUNDATION DESIGN

Spread Footings

Continuous and/or pad footings may be used to support the proposed four- to seven-story building over one subterranean parking level, provided they are founded in firm older alluvium. Continuous footings should be a minimum of 12 inches in width. Pad footings should be a minimum of 24-inches square. The following chart contains the recommended design parameters.

Bearing Material	Minimum Embedment Depth of Footing (Inches)	Vertical Bearing (psf)	Coefficient of Friction	Passive Earth Pressure (pcf)	Maximum Earth Pressure (psf)
Older Alluvium	24	2,000	0.36	220	5,000

Increases in the bearing value are allowable at a rate of 400 pounds-per-square-foot for each additional foot of footing width or depth to a maximum of 4,000 pounds-per-square-foot. For bearing calculations, the weight of the concrete in the footing may be neglected.

The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading, which includes the effects of wind or seismic

forces. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

Footings adjacent to retaining walls should be deepened below a 1:1 plane from the bottom of the lower retaining wall, or the footings should be designed as grade beams to bridge from the wall to the 1:1 plane.

All continuous footings should be reinforced with a minimum of four #4 steel bars: two placed near the top and two near the bottom of the footings. Footings should be cleaned of all loose soil, moistened, free of shrinkage cracks, and approved by the geotechnical engineer prior to placing forms, steel, or concrete.

Foundation Settlement

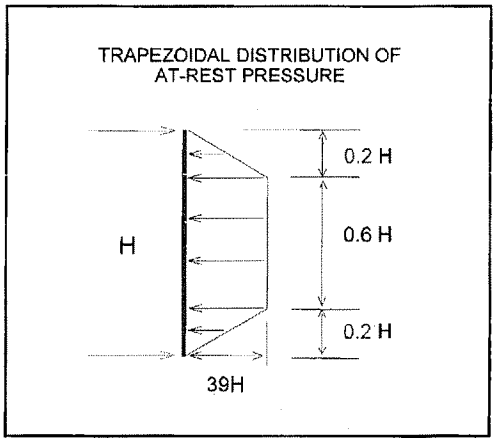
Settlement of the foundation system is expected to occur on initial application of loading. A total settlement of one-half to one inch may be anticipated. Differential settlement should not exceed one-half of an inch across the footprint of the proposed building.

RETAINING WALLS

General Design

Cantilever retaining walls up to 12 feet high, with a level backslope and uniform vehicular surcharge of 300 pounds, may be designed for an active equivalent fluid pressure of 43 pounds-per-cubic-foot (see Calculation Sheet #1). Retaining walls should be provided with a subdrain or weepholes covered with a minimum of 12 inches of ¾-inch crushed gravel.

Subterranean retaining walls, which will be restrained, should be designed for an at-rest lateral earth pressure of 39H, where H is the height of the wall. The diagram illustrates the trapezoidal distribution of earth pressure. The design earth pressures assume that the walls are free draining. Surcharge loads from vehicular traffic and adjacent buildings should be added to the design pressure for the restrained retaining walls.



Seismic analysis of the proposed cantilever and restrained retaining walls indicates that no additional loading due to seismic forces is required, since the calculated seismic thrust is less than the static active and at-rest design thrusts for a retained height up to 12 feet (see Calculation Sheets #2 and #3).

Subterranean retaining walls should be provided with a subdrain covered with a minimum of 12 inches of ¾-inch crushed gravel. An alternative subdrain system consisting of Miradrain and gravel pockets connected to a solid pipe outlet may be used behind the subterranean retaining walls. The gravel pockets should be placed at the bottom of the retaining wall, midway between the shoring bays. A sump pump will be required for basement subdrains. The gravel pockets should be excavated to penetrate the slurry backfill behind the lagging to ensure contact with the earth materials behind the lagging.

Backfill

Retaining wall backfill should be compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D 1557-12, or equivalent. Where access between the retaining wall and the temporary excavation prevents the use of compaction equipment, retaining walls should be backfilled with ¾-inch crushed gravel to within two feet of the ground surface. Where the area between the wall and the excavation exceeds 18 inches, the gravel must be vibrated or wheel-rolled, and tested for compaction. The upper two feet of backfill above the gravel should consist of a

compacted-fill blanket to the surface. Restrained walls should not be backfilled until the restraining system is in place.

Foundation Design

Retaining wall footings may be sized per the "Spread Footings" section of this report.

Retaining Wall Deflection

It should be noted that non-restrained retaining walls can deflect up to one percent of their height in response to loading. This deflection is normal and results in lateral movement and settlement of the backfill toward the wall. The zone of influence is within a 1:1 plane from the bottom of the wall. Hard surfaces or footings placed on the retaining wall backfill should be designed to avoid the effects of differential settlement from this movement. Decking that caps a retaining wall should be provided with a flexible joint to allow for the normal deflection of the retaining wall. Decking that does not cap a retaining wall should not be tied to the wall. The space between the wall and the deck will require periodic caulking to prevent moisture intrusion into the retaining wall backfill.

TEMPORARY EXCAVATIONS

Temporary excavations will be required to construct the subterranean parking level of the proposed building and to support offsite improvements. The excavations are expected to be up to 14 feet in height, including an estimate of the foundation embedment depth, and will expose older alluvium. The older alluvium is capable of maintaining vertical excavations up to five feet. Where vertical excavations exceed five feet in height, the upper portion should be trimmed to 1:1 (45 degrees), as shown on the enclosed cross sections.

As an alternative, temporary shoring using soldier piles may be used to support temporary excavations to construct the subterranean retaining walls. Temporary shoring will be required for

excavations adjacent to property lines or if temporary excavations will undermine property lines. Design values can be found in the "Soldier Piles" design section below.

The geologist should be present during grading to see temporary slopes. All excavations should be stabilized within 30 days of initial excavation. Water should not be allowed to pond on top of the excavations nor to flow toward them. No vehicular surcharge should be allowed within three feet of the top of the cut.

Soldier Piles

Drilled, cast-in-place concrete soldier piles may be utilized as temporary shoring to support temporary excavations to construct the subterranean parking level of the proposed building and to support offsite improvements. The piles should be a minimum of 18 inches in diameter and a minimum of eight feet into the older alluvium below the excavation. Piles may be assumed fixed at three feet into the older alluvium below the excavation. The piles may be designed for a skin friction of 500 pounds-per-square-foot for that portion of pile in contact with the older alluvium below the excavation. Piles should be spaced a maximum of eight feet on center. The piles may be designed for an active equivalent fluid pressure of 30 pounds-per-cubic-foot (see Calculation Sheets #4 and #5). If rakers are incorporated in the temporary shoring system, the portion of soldier piles below the restrained point should be designed for an at-rest lateral earth pressure of 19H (trapezoidal distribution). The equivalent fluid pressure should be multiplied by the pile spacing. The piles may be included in the permanent retaining wall. Where a combination of sloped embankment and shoring is used, the pressure will be greater and must be determined for each combination.

Lateral Design

The friction value is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the older alluvium.

Passive earth pressure may be computed as an equivalent fluid having a density of 220 pounds-per-cubic-foot. The maximum allowable earth pressure is 4,000 pounds-per-square-foot. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent. Piles spaced more than 2½-pile diameters on center may be considered isolated.

Rakers

Rakers may be used to internally brace the soldier piles. The raker bracing could be supported laterally by temporary concrete footings (deadmen) or by the permanent interior footings. For design of temporary footings or deadmen, poured with the bearing surface normal to rakers inclined at 45 degrees, a bearing value of 4,000 pounds-per-square-foot may be used, provided the shallowest point of the footing is at least one foot below the lowest adjacent grade.

Lagging

Continuous lagging is anticipated between the soldier piles. The soldier piles should be designed for the full anticipated lateral pressure. However, the pressure on the lagging will be less due to arching in the soils. Lagging should be designed for the recommended earth pressure, but may be limited to a maximum value of 400 pounds-per-square-foot. The space behind lagging should be backfilled with cement slurry.

Lagging should be placed behind the front flange of the shoring steel I-beams. In some cases, the shoring is designed with the lagging behind the rear flange of the shoring steel I-beams. This is to maximize the interior area and position the walls as near the property lines as possible. During the installation of lagging behind the rear flange, the shoring is not supporting the excavation while the lagging is placed and backfilled. This can cause damage to adjacent offsite improvements, such as buildings, site walls, sidewalks, etc. If lagging is to be placed behind the rear flange of the I-beams, the lagging should be installed in slot cuts (ABC method), where lagging is installed and slurry-

backfilled in the "A" slots before the "B" and "C" slots are excavated for lagging. Also, the maximum vertical height exposed should be no more than five feet.

Deflection

Some deflection of the shored embankment should be anticipated. Where shoring is planned adjacent to existing structures, it is recommended that lateral deflection not exceed one-half of an inch. For shoring not surcharged by a structure, the allowable deflection is deferred to the structural engineer. If greater deflection occurs during construction, additional bracing or anchors may be necessary to minimize deflection. If desired to reduce the deflection of the shoring, a greater active pressure could be used in the shoring design.

FLOOR SLABS

Floor slabs should be cast over undisturbed older alluvium and reinforced with a minimum of #4 bars on 16-inch centers, each way. Slabs that will be provided with a floor covering should be protected by a polyethylene plastic vapor barrier. The barrier should be sandwiched between the layers of sand, about two inches each, to prevent punctures and aid in the concrete cure. A low-slump concrete may be used to minimize possible curling of the slab. The concrete should be allowed to cure properly before placing vinyl or other moisture-sensitive floor covering.

Prior to the placement of concrete slabs on expansive soils, the subgrade shall be pre-moistened until the moisture content reaches at least 120 percent of the optimum moisture content to a depth of twelve inches. The pre-moistened soils should be tested, and verified to be 120 percent of optimum moisture content, prior to pouring.

It should be noted that cracking of concrete slabs is common. The cracking occurs because concrete shrinks as it cures. Control joints, which are commonly used in exterior decking to control such cracking, are normally not used in interior slabs. The reinforcement recommended above is intended

to reduce cracking and its proper placement is critical to the performance of the slab. The minor shrinkage cracks, which often form in interior slabs, generally do not present a problem when carpeting, linoleum, or wood floor coverings are used. The slab cracks can, however, lead to surface cracks in brittle floor coverings such as ceramic tile.

EXTERIOR CONCRETE DECKS

Decking should be cast over undisturbed older alluvium or approved compacted fill and reinforced with a minimum of #3 bars placed 18 inches on center, each way. Decking that caps a retaining wall should be provided with a flexible joint to allow for the normal one to two percent deflection of the retaining wall. Decking that does not cap a retaining wall should not be tied to the wall. The space between the wall and the deck will require periodic caulking to prevent moisture intrusion into the retaining wall backfill. The subgrade should be moistened prior to placing concrete.

CEMENT TYPE AND CORROSION PROTECTION

A representative sample of the near-surface soil was obtained during field exploration for laboratory testing. Corrosion test results are included in Appendix I. The results indicate that concrete structures in contact with the soils onsite will have negligible exposure to water-soluble sulfates in the soil. According to Table 4.3.1 of Section 4.2 of the ACI 318 Code, Type II cement may be used for concrete construction.

The results of the laboratory testing also indicate that the near-surface soil onsite is considered severely corrosive to ferrous metals. Special mitigation measures for corrosion protection of steel and other metallic elements in contact with the soil may be required. The corrosion results presented in Appendix I of this report should be provided to the underground utility subcontractor.

DRAINAGE

Control of site drainage is important for the performance of the proposed project. Pad and roof drainage should be collected and transferred to the street or approved location in non-erosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall. Planters located within retaining wall backfill should be sealed to prevent moisture intrusion into the backfill. Drainage control devices require periodic cleaning, testing, and maintenance to remain effective.

Low-Impact Development (LID) Requirements

Typically, infiltration systems are utilized in areas underlain by pervious granular earth materials that have high percolation characteristics. In addition, infiltration systems are normally planned at least 10 feet from adjacent property lines or public right-of-way and 10 feet from a 1:1 plane projected from the bottom of adjacent structural foundations. The subject property is underlain by expansive clay layers, which are considered impermeable. Therefore, onsite infiltration is not recommended.

As an alternative, a biofiltration system, a capture-and-reuse system, or equivalent, may be installed on the site in accordance with the City of Los Angeles Best Management Practices (City of Los Angeles, 2011). A planter box may be used to capture and treat storm-water runoff through different soil layers before discharging water to the street storm drain. The planter box should be an impermeable rigid structure that is equipped with an underdrain to prevent water infiltration to the underlying subsurface earth materials. Planter boxes may be situated aboveground and placed adjacent to buildings. Planter boxes should be designed as freestanding and for an inward equivalent fluid pressure of 43 pounds-per-cubic-foot. This fluid pressure includes possible vehicular surcharge. Byer Geotechnical, Inc., should be provided with the final plans to verify the location of the planter boxes.

Irrigation

Control of irrigation water is a necessary part of site maintenance. Soggy ground and perched water may result if irrigation water is excessively applied. Irrigation systems should be adjusted to provide the minimum water needed. Adjustments should be made for changes in climate and rainfall.

WATERPROOFING

Interior and exterior retaining walls are subject to moisture intrusion, seepage, and leakage, and should be waterproofed. Waterproofing paints, compounds, or sheeting can be effective if properly installed. Equally important is the use of a subdrain that daylights to the atmosphere. The subdrain should be covered with ¾-inch crushed gravel to help the collection of water. Landscape areas above the wall should be sealed or properly drained to prevent moisture contact with the wall or saturation of wall backfill.

PLAN REVIEW

Formal plans ready for submittal to the building department should be reviewed by Byer Geotechnical. Any change in scope of the project may require additional work.

SITE OBSERVATIONS DURING CONSTRUCTION

The building department requires that the geotechnical engineer provide site observations during grading and construction. Foundation excavations should be observed and approved by the geotechnical engineer or geologist prior to placing steel, forms, or concrete. The engineer should observe bottoms for fill, compaction of fill, temporary excavations, soldier piles, lagging, and subdrains. All fill that is placed should be approved by the geotechnical engineer and the building department prior to use for support of structural footings and floor slabs.

Please advise Byer Geotechnical, Inc., at least 24 hours prior to any required site visit. The building department stamped plans, the permits, and the geotechnical reports should be at the job site and available to our representative. The project consultant will perform the observation and post a notice at the job site with the findings. This notice should be given to the agency inspector.

FINAL REPORTS

The geotechnical engineer will prepare interim and final compaction reports upon request. The geologist will prepare reports summarizing pile excavations.

CONSTRUCTION SITE MAINTENANCE

It is the responsibility of the contractor to maintain a safe construction site. The area should be fenced and warning signs posted. All excavations must be covered and secured. Soil generated by foundation excavations should be either removed from the site or placed as compacted fill. Soil should not be spilled over any descending slope. Workers should not be allowed to enter any unshored trench excavations over five feet deep. Water shall not be allowed to saturate open footing trenches.

GENERAL CONDITIONS AND NOTICE

This report and the exploration are subject to the following conditions. Please read this section carefully; it limits our liability.

In the event of any changes in the design or location of any structure, as outlined in this report, the conclusions and recommendations contained herein may not be considered valid unless the changes are reviewed by Byer Geotechnical, Inc., and the conclusions and recommendations are modified or reaffirmed after such review.

The subsurface conditions, excavation characteristics, and geologic structure described herein have been projected from test excavations on the site and may not reflect any variations that occur between these test excavations or that may result from changes in subsurface conditions.

Fluctuations in the level of groundwater may occur due to variations in rainfall, temperature, irrigation, and other factors not evident at the time of the measurements reported herein. Fluctuations also may occur across the site. High groundwater levels can be extremely hazardous. Saturation of earth materials can cause subsidence or slippage of the site.

If conditions encountered during construction appear to differ from those disclosed herein, notify us immediately so we may consider the need for modifications. Compliance with the design concepts, specifications, and recommendations requires the review of the engineering geologist and geotechnical engineer during the course of construction.

THE EXPLORATION WAS PERFORMED ONLY ON A PORTION OF THE SITE, AND CANNOT BE CONSIDERED AS INDICATIVE OF THE PORTIONS OF THE SITE NOT EXPLORED.

This report, issued and made for the sole use and benefit of the client, is not transferable. Any liability in connection herewith shall not exceed the Phase I fee for the exploration and report or a negotiated fee per the Agreement. No warranty is expressed, implied, or intended in connection with the exploration performed or by the furnishing of this report.

THIS REPORT WAS PREPARED ON THE BASIS OF THE PRELIMINARY DEVELOPMENT PLAN FURNISHED. FINAL PLANS SHOULD BE REVIEWED BY THIS OFFICE AS ADDITIONAL GEOTECHNICAL WORK MAY BE REQUIRED.

Byer Geotechnical appreciates the opportunity to provide our service on this project. Any questions concerning the data or interpretation of this report should be directed to the undersigned.

Respectfully submitted,
BYER GEOTECHNICAL, INC.

Raffi S. Babayan
P. E. 72168

Robert I. Zweigler
G. E. 2120

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Enc: List of References
Appendix I - Laboratory Testing and Log of Borings
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Shear Test Diagram
Consolidation Curves (7 Pages)
Log of Borings 1 - 8 (11 Pages)
Appendix II - Calculations and Figures
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Retaining Wall Calculation Sheets #1 - #3 (3 Pages)
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Regional Topographic Map
Historic Topographic Map
Regional Geologic Map
Regional Fault Map
Seismic Hazard Zones Map
Historic-High Groundwater Map

In Pocket: Site Plan
Sections A, B, C, and D (1 Sheet)

xc: (4) Addressee (Email and Mail)
(1) Steve Potter (Email)

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Bedrosian, T. L., et al. (2010), **Geologic Compilation of Quaternary Surficial Deposits in Southern California**, Special Report 217 (Revised).

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U.S. Geological Survey, **Geologic Hazards Science Center, U. S. Seismic Design Maps,** http://earthquake.usgs.gov/designmaps/us/application.php.

Software
EZ-FRISK 7.65, Risk Engineering, Inc.

September 5, 2018
BG 22913

APPENDIX I

Laboratory Testing and Log of Borings

LABORATORY TESTING

Undisturbed and bulk samples of the older alluvium were obtained from the borings and transported to the laboratory for testing and analysis. The samples were obtained by driving a ring-lined, barrel sampler conforming to ASTM D 3550-01 with successive drops of the sampler. Experience has shown that sampling causes some disturbance of the sample. However, the test results remain within a reasonable range. The samples were retained in brass rings of 2.50 inches outside diameter and 1.00 inch in height. The samples were stored in close fitting, waterproof containers for transportation to the laboratory.

Moisture-Density

The dry density of the samples was determined using the procedures outlined in ASTM D 2937-10. The moisture content of the samples was determined using the procedures outlined in ASTM D 2216-10. The results are shown on the enclosed Log of Borings.

Maximum Density

The maximum dry density and optimum moisture content of the future compacted fill were determined using the procedures outlined in ASTM D 1557-12, a five-layer standard. The results are shown in the following table.

Boring	Depth (Feet)	Earth Material	Soil Type and Color	Maximum Density (pcf)	Optimum Moisture %	Expansion Index
B2	0 - 10	Older Alluvium	Clay Dark Brown	119.0	14.0	85 - Moderate

Expansion Test

To find the expansiveness of the soil, a swell test was performed using the procedures outlined in ASTM D 4829-11. Based upon the testing, the upper ten feet of soil is expected to exhibit a moderate expansion potential.

Shear Tests

Shear tests were performed on samples of the older alluvium using the procedures outlined in ASTM D 3080-11 and a strain controlled, direct-shear machine manufactured by Soil Test, Inc. The rate of deformation was 0.025 inch per minute. The samples were tested in an artificially saturated condition. Following the shear test, the moisture content of the samples was determined to verify saturation. The results are plotted on the enclosed Shear Test Diagram.

LABORATORY TESTING (Continued)

Consolidation

Consolidation tests were performed on *in situ* samples of the older alluvium using the procedures outlined in ASTM D 2435-11. Results are graphed on the enclosed Consolidation Curves.

Fines Content

Sieve analysis (wash method) was performed on representative samples of the older alluvium obtained from the borings using the procedures outlined in ASTM D 1140-14. The tests were performed to assist in the classification of the soil and to determine the fines content (percent passing #200 sieve). The results are shown on the enclosed Log of Borings and are summarized in the following table.

Results of Sieve Analysis (Wash Method) Laboratory Tests							
Boring No.	Depth (feet)	Fines Content (%)	Soil Type	Boring No.	Depth (feet)	Fines Content (%)	Soil Type
B2	10.0	69.2	Sandy Clay (CL)	B5	5.0	87.1	Clay with Sand (CL)
B3	2.5	58.5	Sandy Clay (CL)	B6	10.0	85.5	Clay with Sand (CL)

Corrosion

A representative sample of the near-surface soil was transported to Environmental Geotechnology Laboratory for chemical testing. The testing was performed in accordance with Caltrans Standards 643 (pH), 422 (Chloride Content), 417 (Sulfate Content), and 532 (Resistivity). The results of the testing are reported in the following table:

CHEMICAL TEST RESULTS TABLE

Sample	Depth (Feet)	pH	Chloride (PPM)	Sulfate (%)	Resistivity (Ohm-cm)
B2	0 - 10	8.0	150	0.019	450

The chloride and sulfate contents of the soil are negligible and not a factor in corrosion. The pH is near neutral and not a factor. The resistivity indicates that the soil is considered severely corrosive to ferrous metals.

BYER
GEOTECHNICAL
INC.
1461 East Chevy Chase Drive, Suite 200, Glendale, CA 91206
tel 818.549.9959 fax 818.543.3747

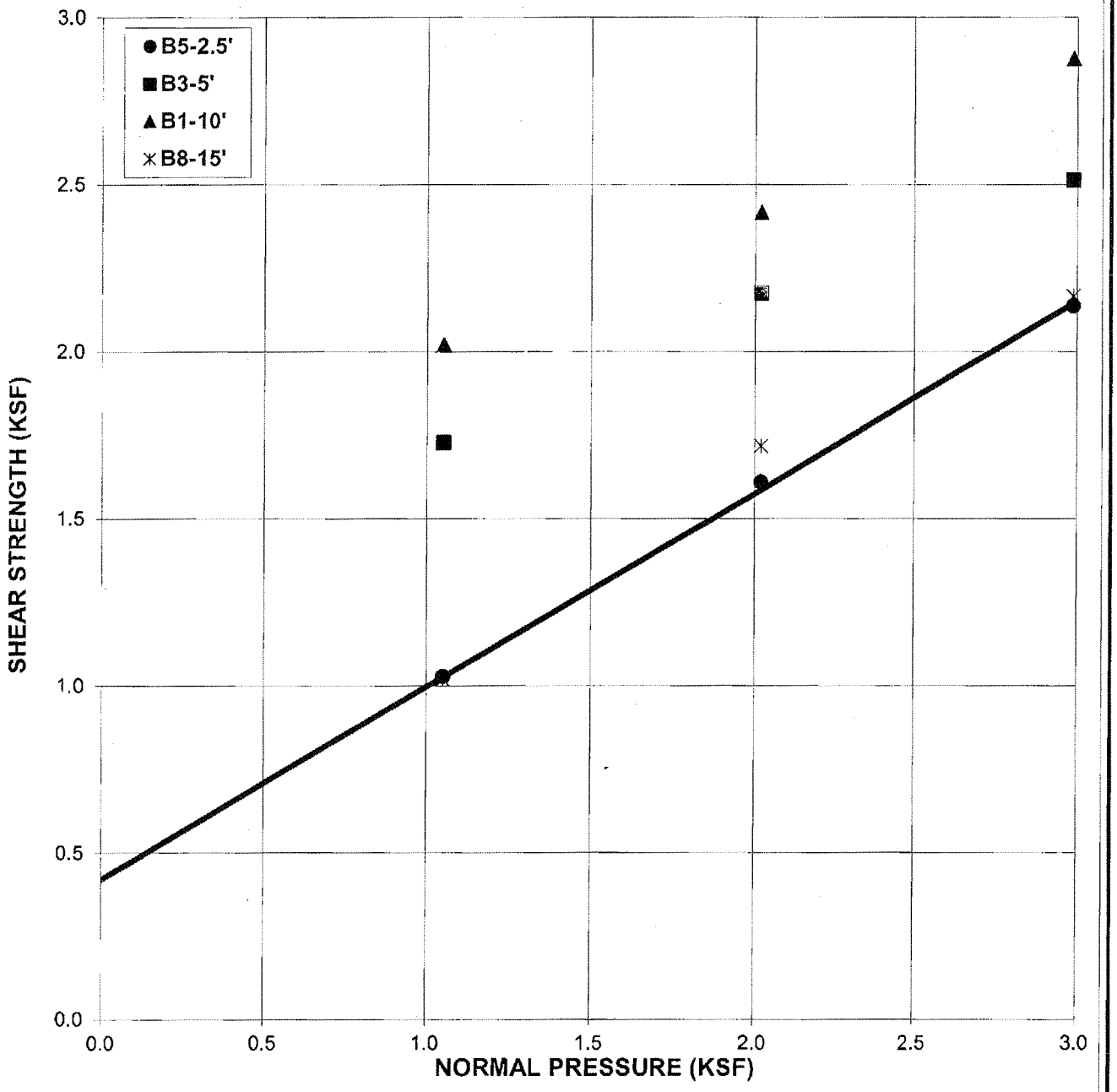
SHEAR TEST DIAGRAM #1

BG: 22913 ENGINEER: RSB
CLIENT: Dorset Village Partners, LLC

EARTH MATERIAL: Older Alluvium
(Saturated)

Phi Angle =	30.0 degrees	Average Moisture Content	22.6%
Cohesion =	420 psf	Average Dry Density (pcf)	103.4
		Average Saturation	100%

DIRECT SHEAR TEST - ASTM D-3080 (ULTIMATE VALUES)



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GEOTECHNICAL
INC.

1461 E. CHEVY CHASE DRIVE, #200, GLENDALE, CA 91206
tel 818.549.9959 fax 818.543.3747

CONSOLIDATION CURVE #1

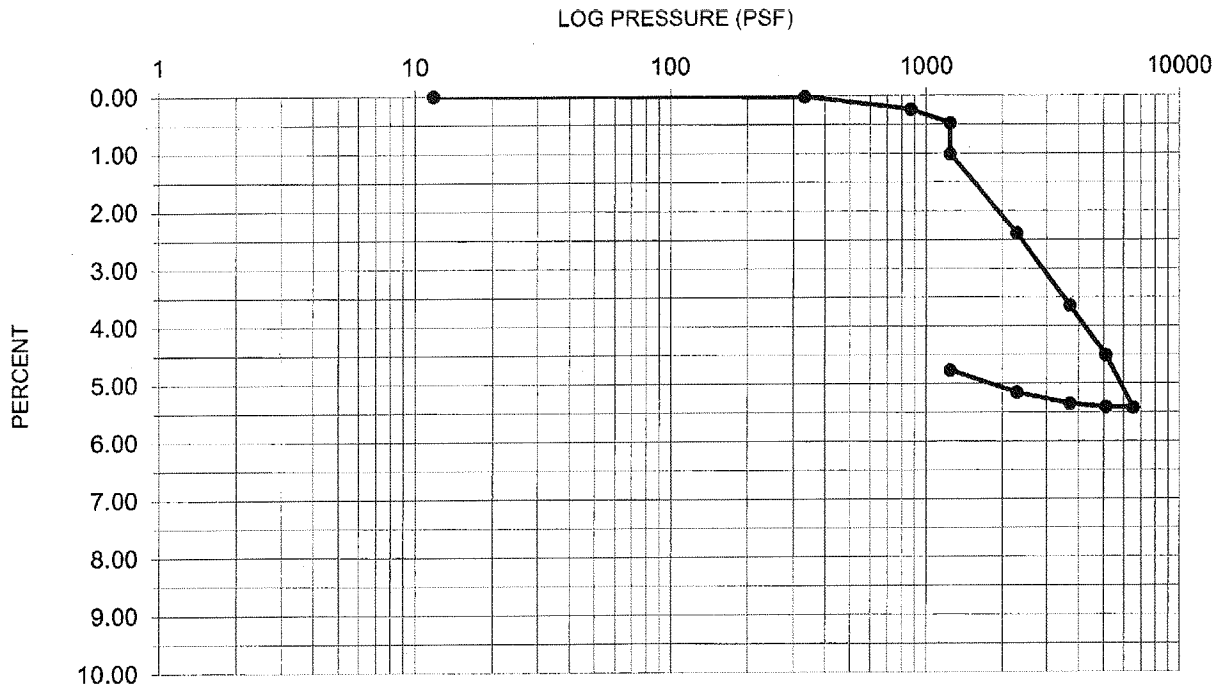
BG: **22913** ENGINEER: **RSB**

CLIENT: **Dorset Village Partners, LLC**

Earth Material:	Older Alluvium
Sample Location:	B5-10'
Dry Weight (pcf):	97.0
Initial Moisture:	25.0%
Initial Saturation:	93.9%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.71
Compression Index (Cc):	0.146
Recompression Index (Cr):	0.024

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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1461 E. CHEVY CHASE DRIVE, #200, GLENDALE, CA 91206

tel 818.549.9959 fax 818.543.3747

CONSOLIDATION CURVE #2

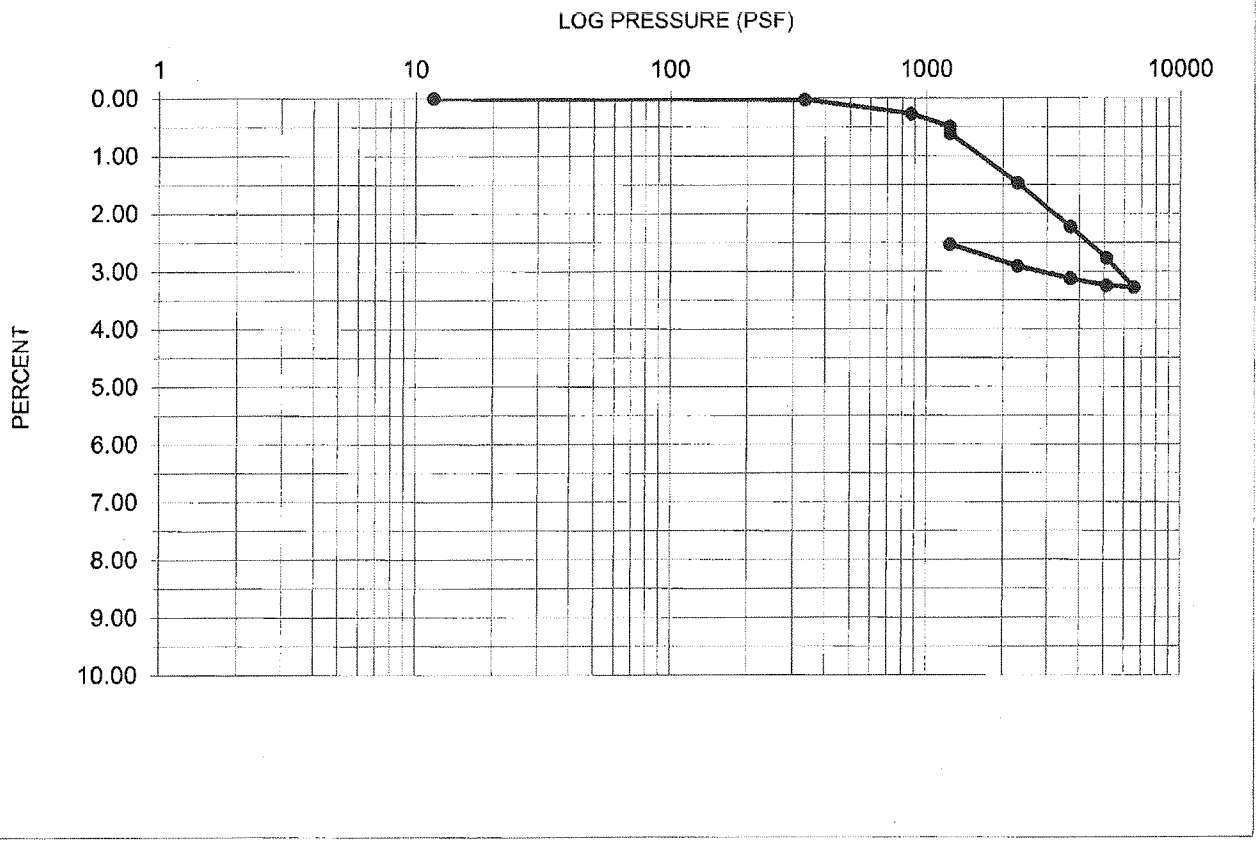
BG: **22913** ENGINEER: **RSB**

CLIENT: **Dorset Village Partners, LLC**

Earth Material:	Older Alluvium
Sample Location:	B2-15'
Dry Weight (pcf):	116.6
Initial Moisture:	15.8%
Initial Saturation:	100.0%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.42
Compression Index (Cc):	0.068
Recompression Index (Cr):	0.020

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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GEOTECHNICAL
INC.

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tel 818.549.9959 fax 818.543.3747

CONSOLIDATION CURVE #3

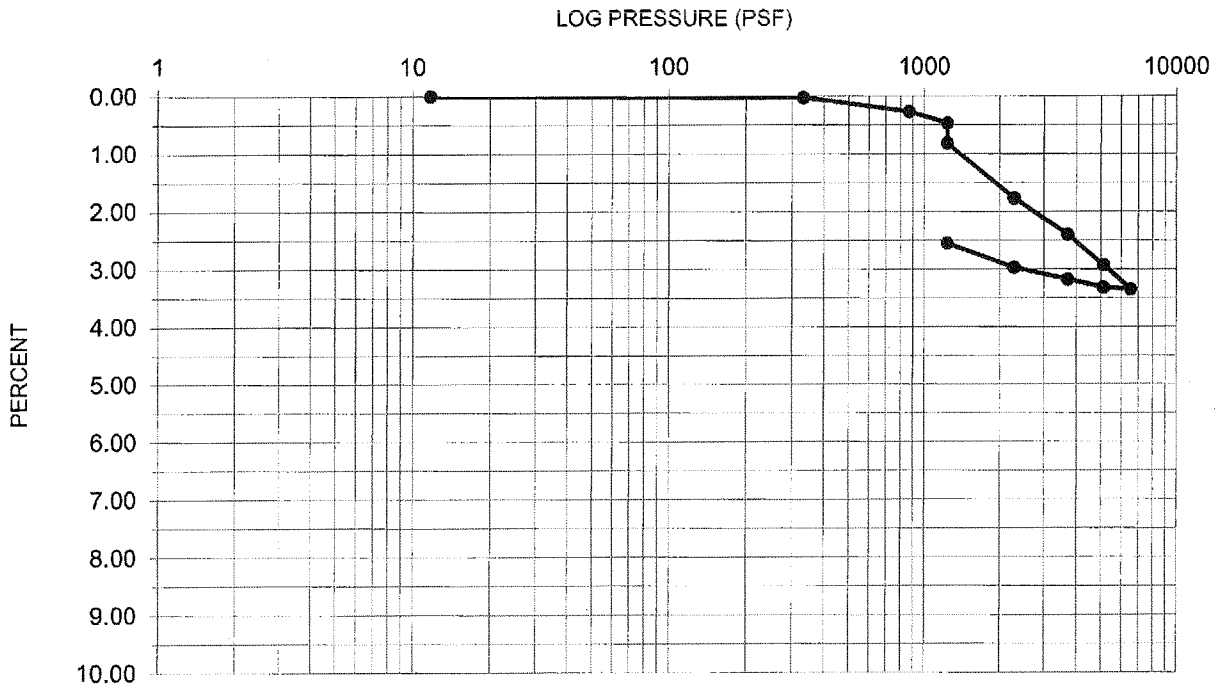
BG: 22913 ENGINEER: RSB

CLIENT: Dorset Village Partners, LLC

Earth Material:	Older Alluvium
Sample Location:	B7-25'
Dry Weight (pcf):	109.7
Initial Moisture:	8.4%
Initial Saturation:	43.9%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.51
Compression Index (Cc):	0.059
Recompression Index (Cr):	0.024

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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tel 818.549.9959 fax 818.543.3747

CONSOLIDATION CURVE #4

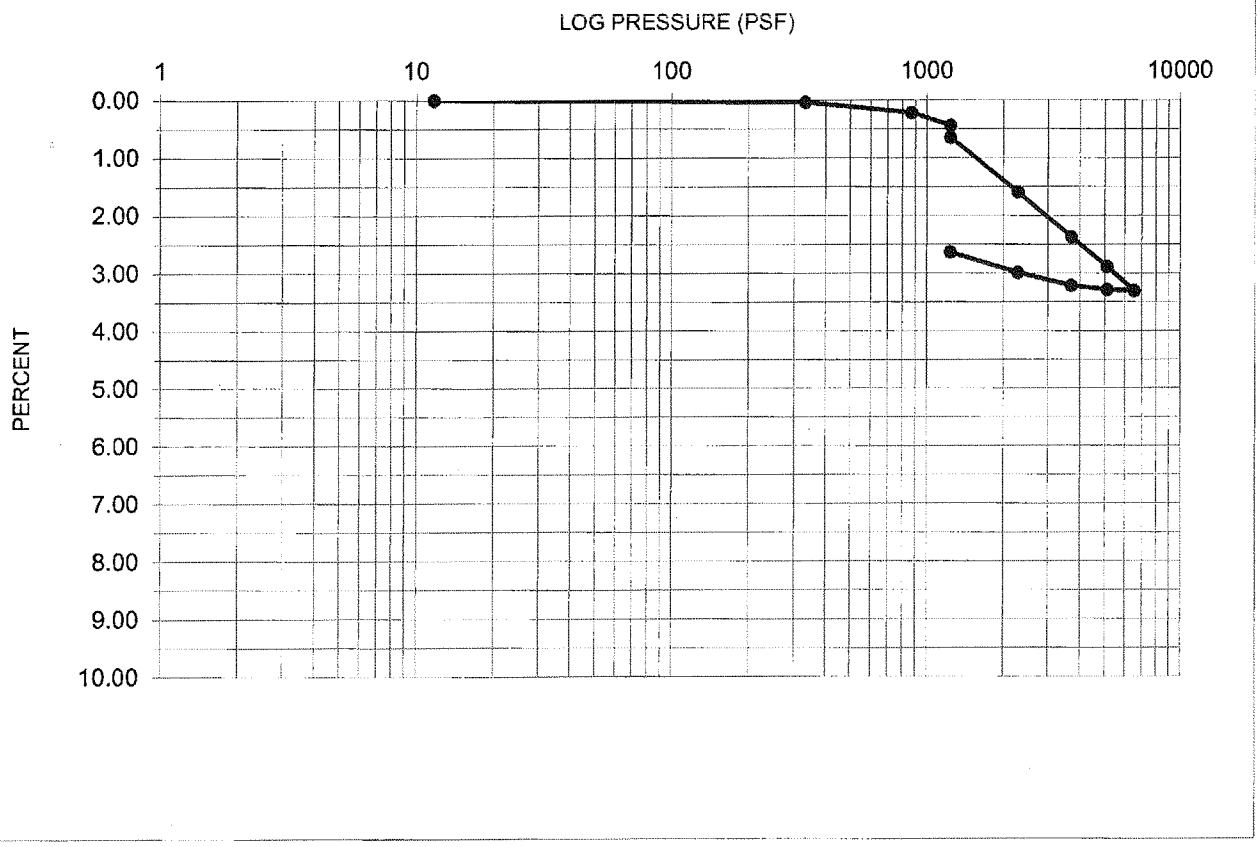
BG: 22913 ENGINEER: RSB

CLIENT: Dorset Village Partners, LLC

Earth Material:	Older Alluvium
Sample Location:	B5-30'
Dry Weight (pcf):	91.2
Initial Moisture:	30.7%
Initial Saturation:	100.0%
Water Added at (psf)	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.81
Compression Index (Cc):	0.071
Recompression Index (Cr):	0.024

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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CONSOLIDATION CURVE #5

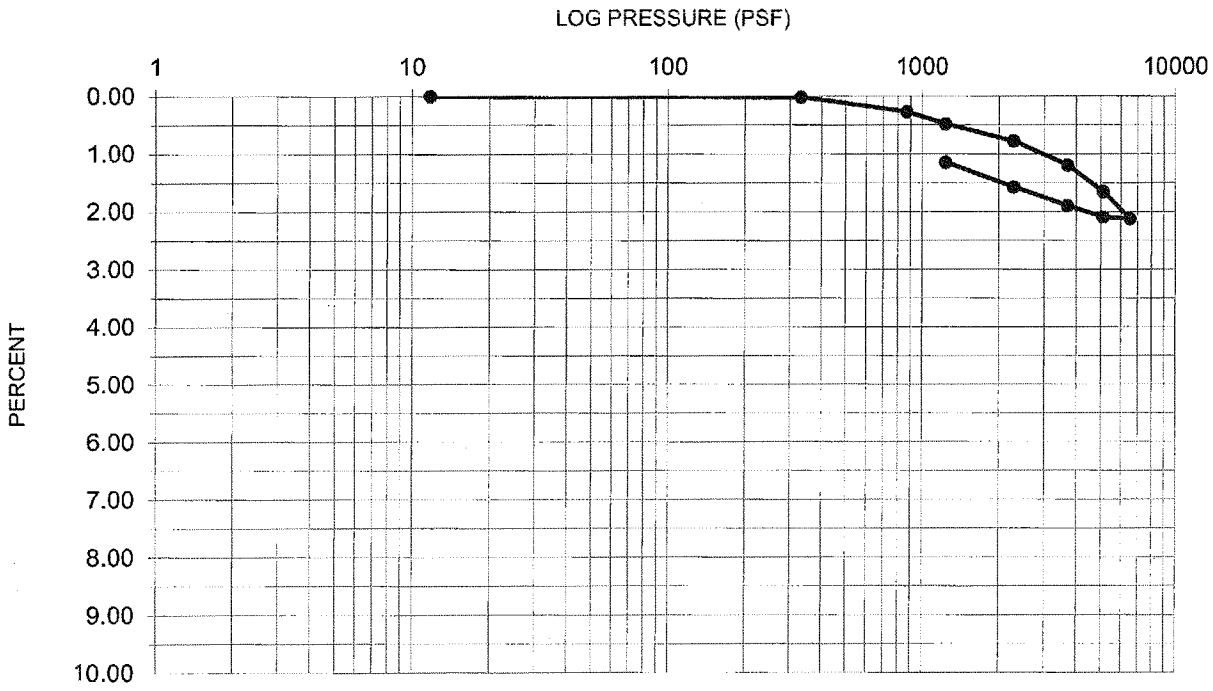
BG: **22913** ENGINEER: **RSB**

CLIENT: **Dorset Village Partners, LLC**

Earth Material:	Older Alluvium
Sample Location:	B1-35'
Dry Weight (pcf):	103.1
Initial Moisture:	22.7%
Initial Saturation:	99.6%
Water Added at (psf):	1237

Specific Gravity:	2.65
Initial Void Ratio:	0.60
Compression Index (Cc):	0.071
Recompression Index (Cr):	0.026

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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tel 818.549.9959 fax 818.543.3747

CONSOLIDATION CURVE #6

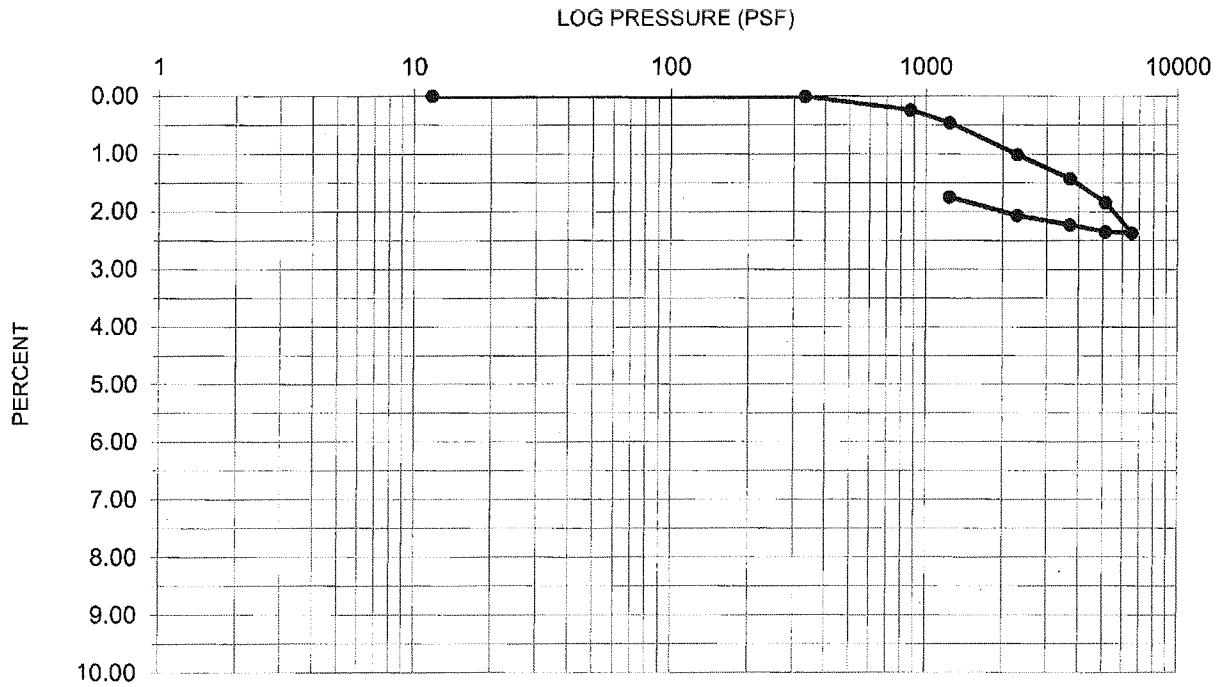
BG: **22913** ENGINEER: **RSB**

CLIENT: **Dorset Village Partners, LLC**

Earth Material:	Older Alluvium
Sample Location:	B5-40'
Dry Weight (pcf):	111.5
Initial Moisture:	12.6%
Initial Saturation:	64.2%
Water Added at (psf)	1237

Specific Gravity:	2.75
Initial Void Ratio:	0.54
Compression Index (Cc):	0.077
Recompression Index (Cr):	0.019

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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CONSOLIDATION CURVE #7

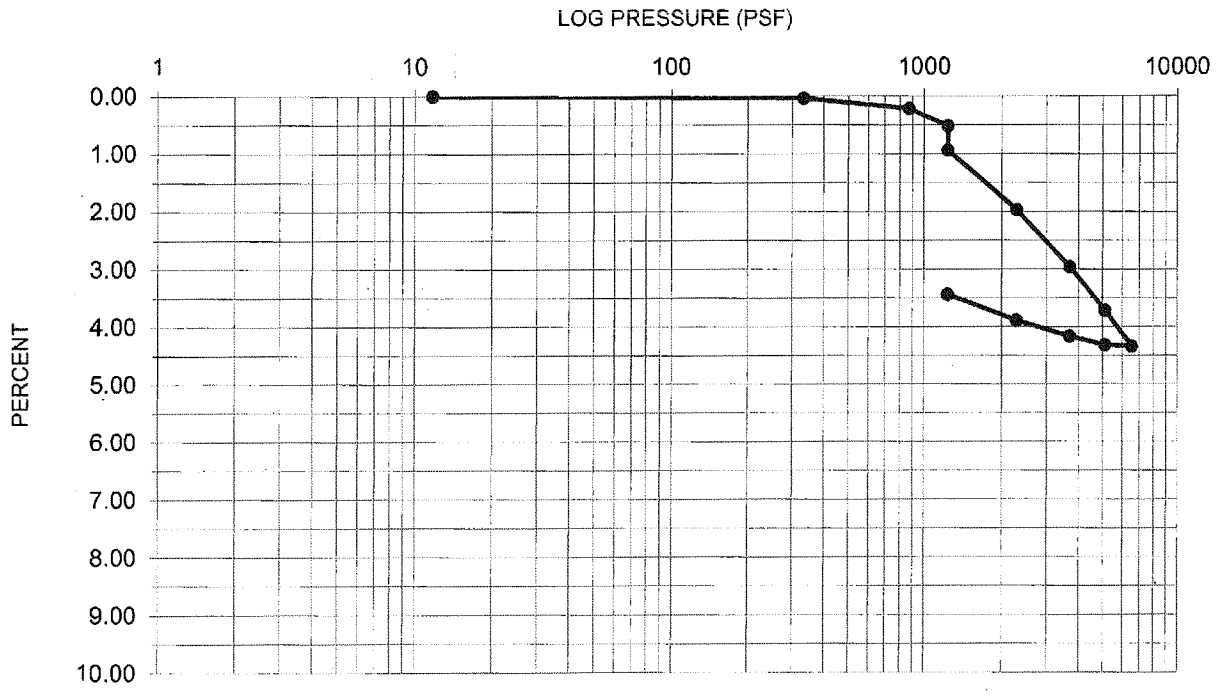
BG: 22913 ENGINEER: RSB

CLIENT: Dorset Village Partners, LLC

Earth Material:	Older Alluvium
Sample Location:	B1-45'
Dry Weight (pcf):	101.4
Initial Moisture:	22.5%
Initial Saturation:	89.3%
Water Added at (psf)	1237

Specific Gravity:	2.75
Initial Void Ratio:	0.69
Compression Index (Cc):	0.098
Recompression Index (Cr):	0.029

CONSOLIDATION DIAGRAM (ASTM D 2435-11)



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LOG OF BORING B1

BG No. 22913

PAGE 1 OF 2

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18

PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB

CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 164 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	Surface: 4 inches asphalt, no base (driveway).								
		(CL) **OLDER ALLUVIUM (Qoa):** 0.35' - 2.5': CLAY, dark brown, moist, trace fine to medium sand, moderate plasticity.		CL						
160		(CL) 2.5': CLAY, dark brown, very moist, stiff, trace fine sand.		CL	S1	2 3 5	26.6			
	5	(CL) 5': CLAY, dark brown, moist to very moist, stiff to very stiff, trace fine sand, with caliche.		CL	R1	4 9 15	24.8	101.1	100	
155		(CL) 7.5': CLAY, olive-brown, moist to very moist, stiff to very stiff, some fine sand, with caliche.		CL	S2	3 5 9	24.9			
	10	(CL) 10': CLAY, olive-brown, moist to very moist, very stiff to hard, some fine sand.		CL	R2	10 20 24	25.1	99.2	99.6	Direct Shear
150										
	15	(SM) 15': Silty SAND, light olive-brown, moist, medium dense, fine sand.		SM	S3	6 10 17	15.9			
145										
	20	(SM) 20': Silty SAND, light olive-brown, moist, dense, fine sand.		SM	R3	12 24 31	13.1	108.5	66	
140										
	25									

Standard Penetration Test

Ring Sample

BYER GEOTECHNICAL, INC.

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LOG OF BORING B1

BG No. 22913
PAGE 2 OF 2

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18
PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB
CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter
DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 164 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	25	(SM) 25': Silty SAND, olive-brown, very moist, medium dense, fine sand.		SM	S4	4 8 11	27.2			
135	30	(ML) 30': Sandy SILT, olive-brown, very moist, very stiff, fine sand.		ML	R4	6 10 21	37.7	92.1	100	
130	35	(CL) 35': Sandy CLAY, olive-brown, moist, stiff, fine sand, trace medium sand, trace caliche.		CL	R5	5 7 14	22.7	103.1	99.7	Consolidation
125	40	(CL) 40': CLAY, olive-brown, very moist, very stiff, some fine sand, moderately tough.		CL	R6	7 14 21	31.5	98.4	100	
120	45	(ML) 45': Sandy SILT, olive-brown, moist, very stiff, fine sand, trace rock fragments.		ML	R7	5 10 21	22.5	101.4	94.4	Consolidation

End at 46.5 Feet; No Groundwater; No Fill.

Standard Penetration Test
Ring Sample

BYER GEOTECHNICAL, INC.

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LOG OF BORING B2

BG No. 22913

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CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18

PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB

CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 161 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	Surface: 5 inches asphalt, no base (driveway).								
160		(CL) **OLDER ALLUVIUM (Qoa):** 0.4' - 2.5': CLAY, dark brown, moist, trace fine to medium sand.		CL						
		(CL) 2.5': CLAY, dark brown, moist to very moist, stiff, trace fine sand, moderately tough.		CL	R1	4 7 10	23.6	104.9	100	
	5				Bag1					Max, EI, Corrosion Suite
155		(CL) 5': CLAY, dark brown to olive-brown, moist to very moist, stiff, some fine sand, with caliche.		CL	S1	2 5 7	21.3			
		(CL) 7.5': CLAY, olive-brown, moist to very moist, very stiff, some fine sand, with caliche.		CL	R2	9 18 29	23.5	100.7	97.2	
	10									
150		(CL) 10': Sandy CLAY, olive-brown, moist, very stiff, fine sand, with caliche, 69.2% fines.		CL	S2	4 8 12	17.2			Sieve Wash (-#200)
	15									
145		(SM) 15': Silty SAND, olive-brown, moist, dense, fine sand, some caliche.		SM	R3	8 22 39	15.8	116.6	100	Consolidation
	20									
140		(SM) 20': Silty SAND, light olive-brown, slightly moist, medium dense, fine sand.		SM	S3	7 13 12	7.3			

End at 21.5 Feet; No Groundwater; No Fill.

Bulk Sample | Ring Sample | Standard Penetration Test

BORING LOG BYER BY RSB - GINT STD US BYER.GDT - 9/5/18 06:59 - P:\22000 - 22999\22913 DORSET VILLAGE PARTNERS, 3130 W SLAUSON AVE, LA\22913 BORING LOGS.GPJ

BYER GEOTECHNICAL, INC.

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LOG OF BORING B3

BG No. 22913
PAGE 1 OF 1

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18
PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB
CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter
DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 159 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	Surface: 4 inches asphalt, no base (walkway).								
		(CL) **OLDER ALLUVIUM (Qoa):** 0.35' - 2.5': CLAY, dark brown, moist, some fine sand.		CL						
155		(CL) 2.5': CLAY, yellowish-brown, moist, stiff, some fine sand, 58.5% fines.		CL	S1	2 3 6	14.6			Sieve Wash (-#200)
	5	(CL) 5': CLAY, dark brown, moist, stiff to very stiff, some fine to medium sand.		CL	R1	4 8 14	21.8	104.9	100	Direct Shear
150		(CL) 7.5': CLAY, olive-brown, moist to very moist, stiff, trace fine sand, some caliche.		CL	S2	2 4 8	22.4			
	10	(CL) 10': Sandy CLAY, olive-brown, moist, very stiff, fine to medium sand, some caliche.		CL	R2	7 15 16	16.8	115.2	100	
145										
	15	(SM) 15': Silty SAND, olive-brown, moist, medium dense, fine sand.		SM	S3	6 11 13	11.8			
140										
	20	(SM) 20': Silty SAND, olive-brown, moist, very dense, fine sand, some medium sand.		SM	R3	10 33 50/5"	13.5	109.6	70.4	

End at 21.5 Feet; No Groundwater; No Fill.

Standard Penetration Test

Ring Sample

BYER GEOTECHNICAL, INC.

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LOG OF BORING B4

BG No. 22913

PAGE 1 OF 1

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18

PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB

CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 161 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	Surface: 5 inches asphalt, no base (driveway).								
160		(CL) **OLDER ALLUVIUM (Qoa):** 0.4' - 2.5': CLAY, dark brown, moist, some fine to medium sand.		CL						
		(CL) 2.5': CLAY, dark brown to olive-brown, moist, very stiff, trace fine sand, moderately tough.		CL	R1	5 13 18	17.2	115.3	100	
	5									
155		(CL) 5': CLAY, olive-brown, moist, stiff, trace fine sand.		CL	S1	2 3 5	20.6			Sieve Wash (-#200)
	10									
150		(SM) 10': Silty SAND, olive-brown, moist, dense, fine sand, some medium sand, some caliche.		SM	R2	10 20 33	13.9	118.7	93.6	
	15									
145		(SM) 15': Silty SAND, olive-brown, slightly moist, medium dense to dense, fine sand, some medium sand.		SM	S2	5 10 16	7.9			
	20									
140		(SM) 20': Silty SAND, olive-brown, very moist, medium dense, fine sand.		SM	R3	8 16 25	27.2	85.2	76.8	

End at 21.5 Feet; No Groundwater; No Fill.

Ring Sample Standard Penetration Test

BYER GEOTECHNICAL, INC.

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LOG OF BORING B5

BG No. 22913

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18

PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB

CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 155.5 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	Surface: 4 inches asphalt over 3 inches decomposed granite (driveway).								
155		(CL) **OLDER ALLUVIUM (Qoa):** 0.6' - 2.5': CLAY, dark brown, moist, trace fine sand.		CL						
		(CL) 2.5': CLAY, dark gray and dark brown, moist, stiff, trace fine sand, moderate plasticity.		CL	R1	3 7 11	21.7	102.8	94.4	Direct Shear
	5									
150		(CL) 5': CLAY, dark brown, moist, medium stiff to stiff, some fine sand, 87.1% fines.		CL	S1	2 4 4	19.6			Sieve Wash (-#200)
	10									
145		(CL) 10': CLAY, olive-brown, moist to very moist, stiff, some fine sand, some caliche.		CL	R2	4 4 9	25	97	93.8	Consolidation
	15									
140		(ML) 15': Sandy SILT, olive-brown, moist, stiff, fine sand.		ML	S2	2 4 6	17.7			
	20									
135		(SM) 20': Silty SAND, light olive-brown, slightly moist, medium dense to dense, fine sand.		SM	R3	16 30 46	7.3	113.1	42	
	25									

Ring Sample

Standard Penetration Test

BYER GEOTECHNICAL, INC.

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LOG OF BORING B5

BG No. 22913
PAGE 2 OF 2

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18
PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB
CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter
DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 155.5 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	25									
130		(SP) 25': SAND, olive-brown, slightly moist, dense, fine sand, trace medium sand.		SP	R4	16 34 34	8.6	107.9	42.9	
	30									
125		(ML) 30': Sandy SILT, olive-brown, very moist, stiff, fine sand.		ML	R5	4 8 21	30.7	91.2	100	Consolidation
	35									
120		(SM) 35': Silty SAND, olive-brown, very moist, medium dense, fine sand.		SM	R6	4 10 27	30	94.6	100	
	40									
115		(SM) 40': Silty SAND, olive-brown, moist, dense, fine sand, trace medium sand.		SM	R7	12 27 40	12.6	111.5	69.1	Consolidation

End at 41.5 Feet; No Groundwater; No Fill.

Ring Sample Standard Penetration Test

BYER GEOTECHNICAL, INC.

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LOG OF BORING B6

BG No. 22913

PAGE 1 OF 1

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18

PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB

CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 158 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	Surface: 6 inches asphalt over 2 inches decomposed granite (driveway).								
		(CL) **OLDER ALLUVIUM (Qoa):** 0.65' - 2.5': CLAY, dark brown, moist, trace fine sand.		CL						
155		(CL) 2.5': CLAY, dark brown, moist to very moist, stiff, trace fine sand.		CL	S1	2 3 5	22.3			
	5	(CL) 5': CLAY, olive-brown, moist to very moist, stiff, trace fine sand.		CL	R1	3 10 12	21	107.7	100	
150										
	10	(CL) 10': CLAY, olive-brown, moist to very moist, stiff, some fine sand, with caliche, 85.5% fines.		CL	S2	3 5 7	21.7			Sieve Wash (-#200)
145										
	15	(ML) 15': Sandy SILT, olive-brown, moist, very stiff, fine sand, trace medium sand, trace caliche.		ML	R2	4 11 16	17.2	111.6	94.9	
140										
	20	(SM) 20': Silty SAND, light olive-brown, moist, dense, fine sand.		SM	S3	8 16 20	10			

End at 21.5 Feet; No Groundwater; No Fill.

Standard Penetration Test Ring Sample

BYER GEOTECHNICAL, INC.

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LOG OF BORING B7

BG No. 22913

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18

PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB

CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 156 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	Surface: 5 inches asphalt over 4 inches decomposed granite (driveway).								
155		(CL) **OLDER ALLUVIUM (Qoa):** 0.75' - 2.5': CLAY, very dark brown, moist, trace fine sand.		CL						
		(CL) 2.5': CLAY, very dark brown, moist, very stiff, trace fine sand, moderately tough.		CL	R1	6 11 14	20.9	107.6	100	
	5									
		(CL) 5': CLAY, olive-brown, moist, stiff, some fine sand.		CL	S1	2 4 7	16.3			
150										
	10									
		(CL) 10': CLAY, dark olive-brown, very moist, stiff, trace fine sand, moderately tough.		CL	R2	4 7 14	31.1	92.9	100	
145										
	15									
		(CL) 15': Sandy CLAY, olive-brown, moist, stiff, fine sand.		CL	S2	2 5 7	19.8			
140										
	20									
		(ML) 20': Sandy SILT, olive-brown, very moist, very stiff, fine sand.		ML	R3	6 15 19	26	101.8	100	
135										
	25									

Ring Sample

Standard Penetration Test

BYER GEOTECHNICAL, INC.

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LOG OF BORING B7

BG No. 22913

CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18

PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB

CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 156 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	25									
130		(SM) 25': Silty SAND, olive-brown, slightly moist, dense, fine sand, trace medium sand.		SM	R4	13 21 30	8.4	109.7	44.1	Consolidation
	30									
125		(SM) 30': Silty SAND, light olive-gray, moist, dense, fine sand.		SM	R5	9 23 36	13.7	102.8	59.9	

End at 31.5 Feet; No Groundwater; No Fill.

Ring Sample

Standard Penetration Test

BYER GEOTECHNICAL, INC.

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LOG OF BORING B8

BG No. 22913

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CLIENT Dorset Village Partners, LLC **REPORT DATE** 9/5/18 **DRILL DATE** 7/16/18

PROJECT LOCATION 3130 - 3206 West Slauson Avenue, Los Angeles, CA **LOGGED BY** RSB

CONTRACTOR Martini Drilling **DRILLING METHOD** Hollow-Stem Auger **HOLE SIZE** 8-inch diameter

DRIVE WEIGHT 140-Pound Automatic Hammer **HAMMER DROP** 30 Inches **ELEV. TOP OF HOLE** 157.5 ft

ELEVATION (ft)	DEPTH (ft)	EARTH MATERIAL DESCRIPTION	GRAPHIC SYMBOL	USCS UNIT	SAMPLE TYPE & NUMBER	BLOW COUNT (Per 6 Inches)	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	SATURATION (%)	TYPE OF TEST
	0	Surface: 4.5 inches asphalt over 2 inches decomposed granite (walkway).		CL						
		(CL) **OLDER ALLUVIUM (Qoa):** 0.5' - 2.5': CLAY, dark brown, moist, some fine sand.								
155		(CL) 2.5': CLAY, dark brown, moist, stiff, trace fine sand.		CL	S1	1 3 5	21.5			
	5	(CL) 5': CLAY, dark brown, moist, stiff to very stiff, trace fine sand, moderately tough.		CL	R1	4 8 15	21.1	103.9	94.4	
150										
	10	(CL) 10': CLAY, olive-brown, very moist, very stiff, some fine sand, with caliche.		CL	S2	4 6 10	31.1			
145										
	15	(CL) 15': Sandy CLAY, olive-brown, moist, stiff, fine sand, with caliche.		CL	R2	4 8 12	19.7	106.5	94.3	Direct Shear
140										
	20	(SM) 20': Silty SAND, olive-brown, moist, medium dense, fine sand.		SM	S3	3 5 13	22.1			

End at 21.5 Feet; No Groundwater; No Fill.

Standard Penetration Test

Ring Sample

September 5, 2018
BG 22913

APPENDIX II

Calculations and Figures

SEISMIC SOURCES
EZ-FRISK V7.65

DETERMINISTIC CALCULATION
OF PEAK GROUND ACCELERATION BASED ON DIGITIZED FAULT DATA

BG: 22913
CLIENT: Dorset Village Partners, LLC ENGINEER: RSB
PROJECT DESCRIPTION: Proposed Residential Estate

SITE COORDINATES: LATITUDE: 33.9881
LONGITUDE: -118.3275

SEARCH RADIUS: 100 km

ATTENUATION RELATIONS: CHIOU-YOUNGS (2007) NGA USGS 2008 MRC
BOORE-ATKINSON (2008) NGA USGS 2008 MRC
CAMPBELL-BOZORGNIA (2008) NGA USGS 2008 MRC

SEISMIC SOURCE SUMMARY
DETERMINISTIC SITE PARAMETERS

FAULT NAME	APPROXIMATE DISTANCE		MAXIMUM EATHQUAKE MAGNITUDE	PEAK GROUND ACCELERATION
	(km)	(mi)	(Mw)	(g)
Newport-Inglewood	2.0	1.3	7.5	0.595
Puente Hills (LA)	4.3	2.7	7.0	0.572
Puente Hills	9.3	5.8	7.1	0.470
Santa Monica	10.8	6.7	7.4	0.418
Elysian Park (Upper)	12.6	7.9	6.7	0.349
Hollywood	12.8	8.0	6.7	0.299
Palos Verdes	17.2	10.7	7.3	0.297
Palos Verdes Connected	17.2	10.7	7.7	0.330
Puente Hills (Santa Fe Springs)	17.7	11.0	6.7	0.302
Raymond	17.7	11.0	6.8	0.260
Malibu Coast	18.8	11.7	7.0	0.259
Verdugo	20.7	12.9	6.9	0.243
Anacapa-Dume	21.0	13.1	7.2	0.287
Elsinore	25.8	16.0	7.9	0.279
Sierra Madre	27.9	17.3	7.2	0.220
Sierra Madre Connected	27.9	17.3	7.3	0.228

FAULT NAME	APPROXIMATE DISTANCE		MAXIMUM EATHQUAKE MAGNITUDE	PEAK GROUND ACCELERATION
	(km)	(mi)	(Mw)	(g)
Puente Hills (Coyote Hills)	28.4	17.6	6.9	0.219
Northridge	31.0	19.2	6.9	0.236
Sierra Madre (San Fernando)	31.9	19.8	6.7	0.165
Clamshell-Sawpit	36.9	22.9	6.7	0.148
San Gabriel	36.9	23.0	7.3	0.184
Santa Susana, alt 1	39.6	24.6	6.9	0.152
San Jose	41.5	25.8	6.7	0.133
Chino	47.6	29.6	6.8	0.121
Holser, alt 1	48.1	29.9	6.8	0.131
Simi-Santa Rosa	48.8	30.3	6.9	0.127
San Joaquin Hills	48.9	30.4	7.1	0.156
Oak Ridge Connected	53.1	33.0	7.4	0.163
Oak Ridge (Onshore)	55.8	34.7	7.2	0.150
Cucamonga	57.0	35.4	6.7	0.102
Imp Extensional Gridded, Char, Normal	47.8	29.7	7.0	0.120
Imp Extensional Gridded, Char, Strike Slip	47.8	29.7	7.0	0.144
Imp Extensional Gridded, GR, Normal	47.8	29.7	7.0	0.120
Imp Extensional Gridded, GR, Strike Slip	47.8	29.7	7.0	0.144
San Cayetano	63.9	39.7	7.2	0.118
Southern San Andreas	64.9	40.3	8.2	0.272
San Jacinto	78.0	48.5	7.9	0.136
Santa Ynez (East)	81.4	50.6	7.2	0.092
Santa Ynez Connected	81.8	50.8	7.4	0.102
Ventura-Pitas Point	84.6	52.6	7.0	0.088
Pitas Point Connected	84.7	52.6	7.3	0.104
Oak Ridge (Offshore)	85.4	53.1	7.0	0.079
Santa Cruz Island	86.0	53.4	7.2	0.086
Channel Islands Thrust	86.5	53.8	7.3	0.108
Cleghorn	87.2	54.2	6.8	0.067
Coronado Bank	87.5	54.4	7.4	0.095
Mission Ridge-Arroyo Parida-Santa Ana	91.6	57.0	6.9	0.069
Red Mountain	97.9	60.9	7.4	0.086

48 Faults found within a 100 km Search Radius.
Closest Fault to the Site: Newport-Inglewood Distance = 2.02 km (1.26mi)
Largest Peak Ground Acceleration: 0.595 g
The San Andreas Fault is Located Aproximately 64.9 km (40.3 mi) from the Site.

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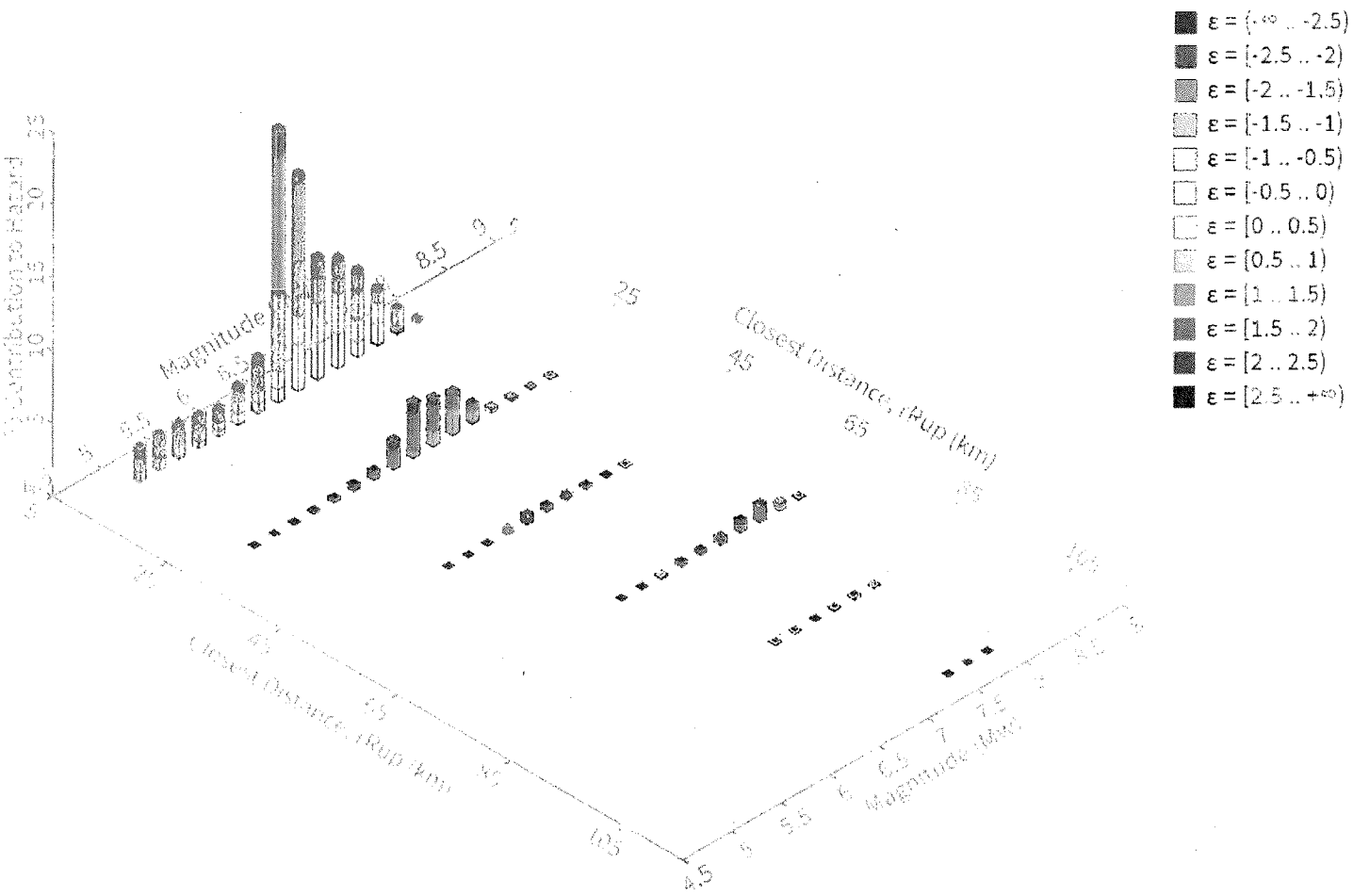
SEISMIC HAZARD DEAGGREGATION CHART
(Probability of Exceedance: 10% in 50 years)

BG: 22913 CLIENT: DORSET VILLAGE PARTNERS, LLC

ENGINEER: RSB

REFERENCE: USGS, 2018, Earthquake Hazards Program, Beta - Unified Hazard Tool, Seismic Hazard Deaggregation, Conterminous U.S. 2008 (v3.3.0) Edition, https://earthquake.usgs.gov/hazards/interactive/index.php.



Summary statistics for, Deaggregation: Total

Deaggregation targets	Recovered targets	Totals
Return period: 475 yrs	**Return period:** 523.79023 yrs	**Binned:** 100 %
Exceedance rate: 0.0021052632 yr^{-1}	**Exceedance rate:** 0.0019091612 yr^{-1}	**Residual:** 0 %
PGA ground motion: 0.42612535 g		**Trace:** 0.14 %

Mode (largest r-m bin)	Mode (largest ε_0 bin)	Discretization
r: 12.76 km	**r:** 13.71 km	**r:** min = 0.0, max = 1000.0, Δ = 20.0 km
m: 6.51	**m:** 6.51	**m:** min = 4.4, max = 9.4, Δ = 0.2
ε_0: 1.09 σ	**ε_0:** 1.28 σ	**ε:** min = -3.0, max = 3.0, Δ = 0.5 σ
Contribution: 18.73 %	**Contribution:** 9.46 %	

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RETAINING WALL

BG: **22913** ENGINEER: **RSB**

CLIENT: **Dorset Village Partners, LLC**

CALCULATION SHEET # 1

CALCULATE THE DESIGN ACTIVE EQUIVALENT FLUID PRESSURE (EFP) FOR THE PROPOSED RETAINING WALL. ASSUME BACKFILL IS SATURATED AND THERE IS NO HYDROSTATIC PRESSURE THE RETAINED HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Older Alluvium	WALL HEIGHT	12 feet
SHEAR DIAGRAM:	1	BACKSLOPE ANGLE:	0 degrees
COHESION:	420 psf	SURCHARGE:	300 pounds
PHI ANGLE:	30 degrees	SURCHARGE TYPE:	u Uniform
DENSITY	120 pcf	INITIAL FAILURE ANGLE:	20 degrees
SAFETY FACTOR:	1.5	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	0 degrees	INITIAL TENSION CRACK:	1 feet
CD (C/FS):	280.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 21.1 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0 g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	55 degrees
AREA OF TRIAL FAILURE WEDGE	42.1 square feet
TOTAL EXTERNAL SURCHARGE	1200.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	6257.8 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1020 trials
LENGTH OF FAILURE PLANE	8.7 feet
DEPTH OF TENSION CRACK	4.9 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	5.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**1466.7 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**20.4 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**43.0 pcf**

CONCLUSION:

THE CALCULATION INDICATES THAT CANTILEVER RETAINING WALLS UP TO 12 FEET HIGH, WITH LEVEL BACKSLOPE AND VEHICULAR SURCHARGE, MAY BE DESIGNED FOR AN ACTIVE EQUIVALENT FLUID PRESSURE OF 43 POUNDS-PER-CUBIC-FOOT.

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RETAINING WALL

BG: **22913** ENGINEER: **RSB**
CLIENT: **Dorset Village Partners, LLC**

CALCULATION SHEET # **2**

CALCULATE THE DESIGN SEISMIC FORCE FOR THE PROPOSED RETAINING WALL. ASSUME BACKFILL IS SATURATED AND THERE IS NO HYDROSTATIC PRESSURE THE RETAINED HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Older Alluvium	WALL HEIGHT	12 feet
SHEAR DIAGRAM:	1	BACKSLOPE ANGLE:	0 degrees
COHESION:	420 psf	SURCHARGE:	300 pounds
PHI ANGLE:	30 degrees	SURCHARGE TYPE:	u Uniform
DENSITY	120 pcf	INITIAL FAILURE ANGLE:	20 degrees
SAFETY FACTOR:	1	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	0 degrees	INITIAL TENSION CRACK:	1 feet
CD (C/FS):	420.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 30.0 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0.24 g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	51 degrees
AREA OF TRIAL FAILURE WEDGE	44.6 square feet
TOTAL EXTERNAL SURCHARGE	1200.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	6547.7 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1020 trials
LENGTH OF FAILURE PLANE	7.9 feet
DEPTH OF TENSION CRACK	5.8 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	5.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**989.4 pounds**

CONCLUSIONS:

THE CALCULATION INDICATES THAT NO ADDITIONAL SEISMIC LOADING IS REQUIRED FOR CANTILEVER AND RESTRAINED RETAINING WALLS UP TO 12 FEET HIGH (CALCULATED SEISMIC THRUST IS LESS THAN THE ACTIVE THRUST OF 3,096 POUNDS AND AT-REST THRUST OF 4,492.8 POUNDS).

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RETAINING WALL

BG: 22913 ENGINEER: RSB
CLIENT: Dorset Village Partners, LLC

CALCULATION SHEET # 3

CALCULATE THE DESIGN SEISMIC FORCE FOR THE PROPOSED RETAINING WALL. ASSUME BACKFILL IS SATURATED AND THERE IS NO HYDROSTATIC PRESSURE THE RETAINED HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Older Alluvium	WALL HEIGHT	12 feet
SHEAR DIAGRAM:	1	BACKSLOPE ANGLE:	0 degrees
COHESION:	420 psf	SURCHARGE:	1500 pounds
PHI ANGLE:	30 degrees	SURCHARGE TYPE:	P Point
DENSITY	120 pcf	INITIAL FAILURE ANGLE:	20 degrees
SAFETY FACTOR:	1	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	0 degrees	INITIAL TENSION CRACK:	1 feet
CD (C/FS):	420.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 30.0 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0.24 g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	68 degrees
AREA OF TRIAL FAILURE WEDGE	10.8 square feet
TOTAL EXTERNAL SURCHARGE	1500.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	2791.5 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1020 trials
LENGTH OF FAILURE PLANE	2.7 feet
DEPTH OF TENSION CRACK	9.5 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	1.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**1618.7 pounds**

CONCLUSIONS:

THE CALCULATION INDICATES THAT NO ADDITIONAL SEISMIC LOADING IS REQUIRED FOR CANTILEVER AND RESTRAINED RETAINING WALLS UP TO 12 FEET HIGH (CALCULATED SEISMIC THRUST IS LESS THAN THE ACTIVE THRUST OF 3,096 POUNDS AND AT-REST THRUST OF 4,492.8 POUNDS).

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SOLDIER PILE

BG: 22913 ENGINEER: RSB
CLIENT: Dorset Village Partners, LLC

CALCULATION SHEET # 4

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED SHORING PILE. ASSUME BACKFILL IS SATURATED AND THERE IS NO HYDROSTATIC PRESSURE THE RETAINED HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Older Alluvium	RETAINED LENGTH	14 feet
SHEAR DIAGRAM:	1	BACKSLOPE ANGLE:	0 degrees
COHESION:	420 psf	SURCHARGE:	300 pounds
PHI ANGLE:	30 degrees	SURCHARGE TYPE:	u Uniform
DENSITY	120 pcf	INITIAL FAILURE ANGLE:	20 degrees
SAFETY FACTOR:	1.25	FINAL FAILURE ANGLE:	70 degrees
PILE FRICTION	0 degrees	INITIAL TENSION CRACK:	1 feet
CD (C/FS):	336.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 24.8 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0 g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	57 degrees
AREA OF TRIAL FAILURE WEDGE	50.8 square feet
TOTAL EXTERNAL SURCHARGE	1200.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	7290.2 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1020 trials
LENGTH OF FAILURE PLANE	9.2 feet
DEPTH OF TENSION CRACK	6.3 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	5.0 feet
CALCULATED THRUST ON PILE	**1282.8 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**13.1 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**30.0 pcf**

CONCLUSIONS:

THE PROPOSED TEMPORARY SHORING UP TO 14 FEET HIGH, WITH LEVEL BACKSLOPE AND VEHICULAR SURCHARGE, MAY BE DESIGNED FOR AN ACTIVE EQUIVALENT FLUID PRESSURE OF 30 POUNDS-PER-CUBIC-FOOT. IF PILES ARE USED, THE FLUID PRESSURE SHOULD BE MULTIPLIED BY THE PILE SPACING.

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SOLDIER PILE

BG: 22913 ENGINEER: RSB
CLIENT: Dorset Village Partners, LLC

CALCULATION SHEET # 5

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED SHORING PILE. ASSUME BACKFILL IS SATURATED AND THERE IS NO HYDROSTATIC PRESSURE THE RETAINED HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Older Alluvium	RETAINED LENGTH	14 feet
SHEAR DIAGRAM:	1	BACKSLOPE ANGLE:	0 degrees
COHESION:	420 psf	SURCHARGE:	1500 pounds
PHI ANGLE:	30 degrees	SURCHARGE TYPE:	P Point
DENSITY	120 pcf	INITIAL FAILURE ANGLE:	20 degrees
SAFETY FACTOR:	1.25	FINAL FAILURE ANGLE:	70 degrees
PILE FRICTION	0 degrees	INITIAL TENSION CRACK:	1 feet
CD (C/FS):	336.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 24.8 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0 g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	66 degrees
AREA OF TRIAL FAILURE WEDGE	23.5 square feet
TOTAL EXTERNAL SURCHARGE	1500.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	4321.0 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1020 trials
LENGTH OF FAILURE PLANE	4.9 feet
DEPTH OF TENSION CRACK	9.5 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	2.0 feet
CALCULATED THRUST ON PILE	**1790.1 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**18.3 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**30.0 pcf**

CONCLUSIONS:

THE PROPOSED TEMPORARY SHORING UP TO 14 FEET HIGH, WITH LEVEL BACKSLOPE AND BUILDING SURCHARGE, MAY BE DESIGNED FOR AN ACTIVE EQUIVALENT FLUID PRESSURE OF 30 POUNDS-PER-CUBIC-FOOT. IF PILES ARE USED, THE FLUID PRESSURE SHOULD BE MULTIPLIED BY THE PILE SPACING.

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AERIAL VICINITY MAP

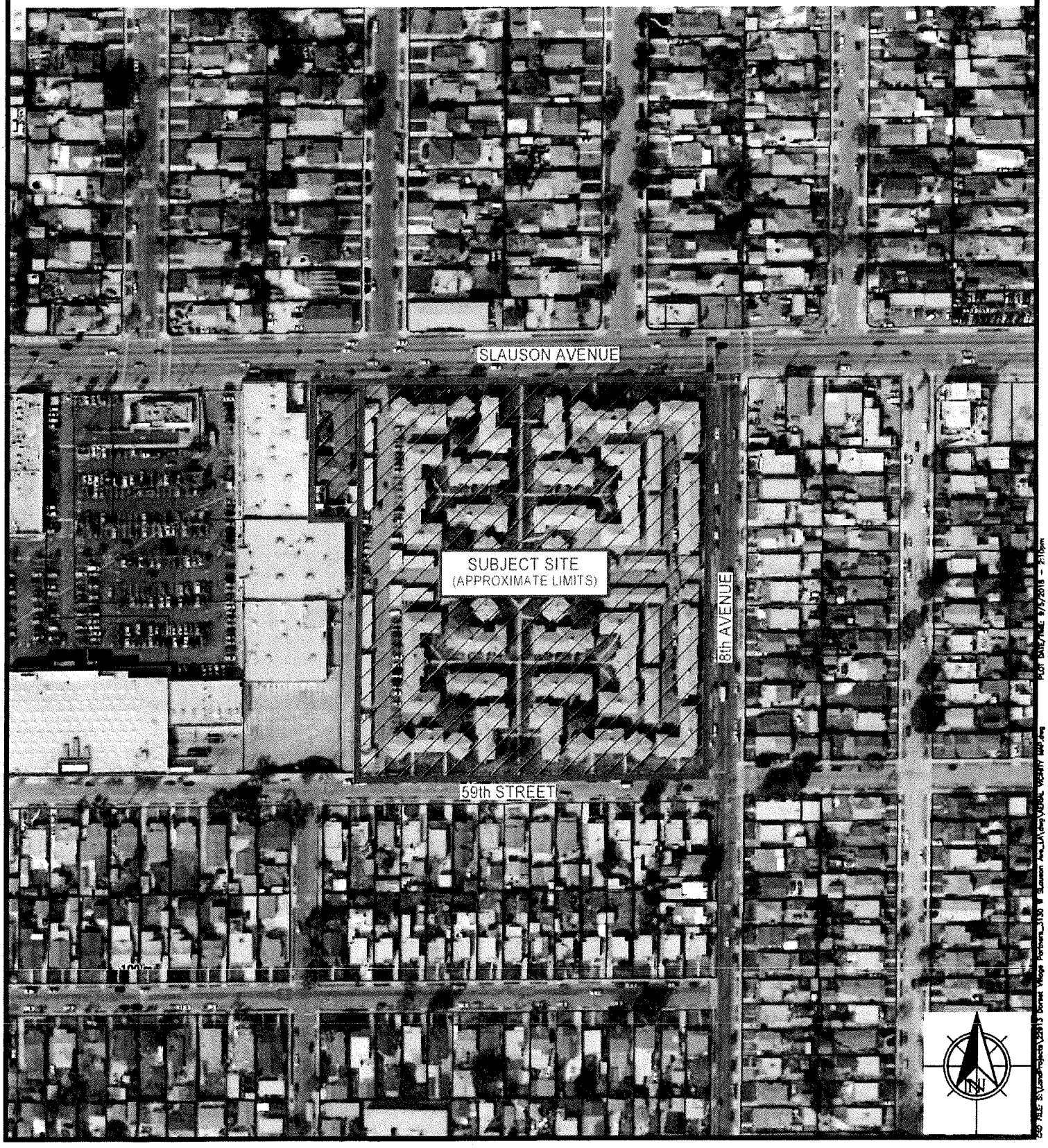
BG: 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT : RSB

DRAWN BY : AS

SCALE: 1" = 200'

REFERENCE: LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING, GIS-NET, 2013, http://gis.planning.lacounty.gov/GIS-NET_Public/Viewer.html



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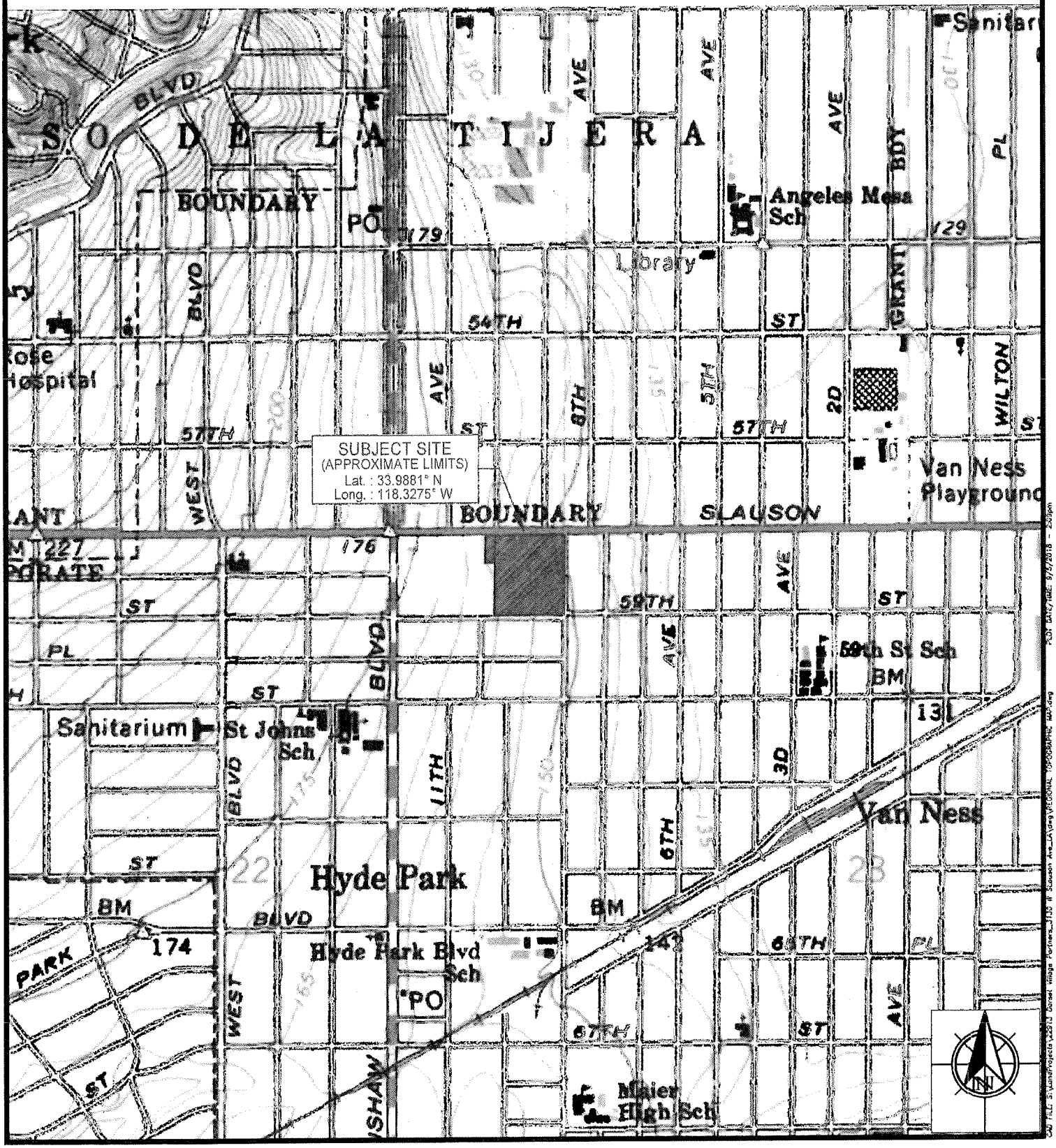
REGIONAL TOPOGRAPHIC MAP

BG: 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT : RSB	SCALE: 1" = 1000'
DRAWN BY : AS	

REFERENCE: USGS TOPOGRAPHIC MAP, INGLEWOOD 7.5-MINUTE SERIES QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA CREATED 1964.



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HISTORIC TOPOGRAPHIC MAP

BG: 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT : RSB

DRAWN BY : AS

SCALE: 1" = 1000'

REFERENCE: USGS TOPOGRAPHIC MAP, INGLEWOOD 6-MINUTE SERIES QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA CREATED 1924.

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REGIONAL GEOLOGIC MAP

BG: 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT: RSB

DRAWN BY: AS

SCALE: 1" = 1000'

REFERENCE: DIBBLEE, T.W. (2007), GEOLOGIC MAP OF THE VENICE AND INGLEWOOD QUADRANGLES, LOS ANGELES, CALIFORNIA DIBBLEE GEOLOGICAL FOUNDATION, MAP DF-322.

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REGIONAL FAULT MAP

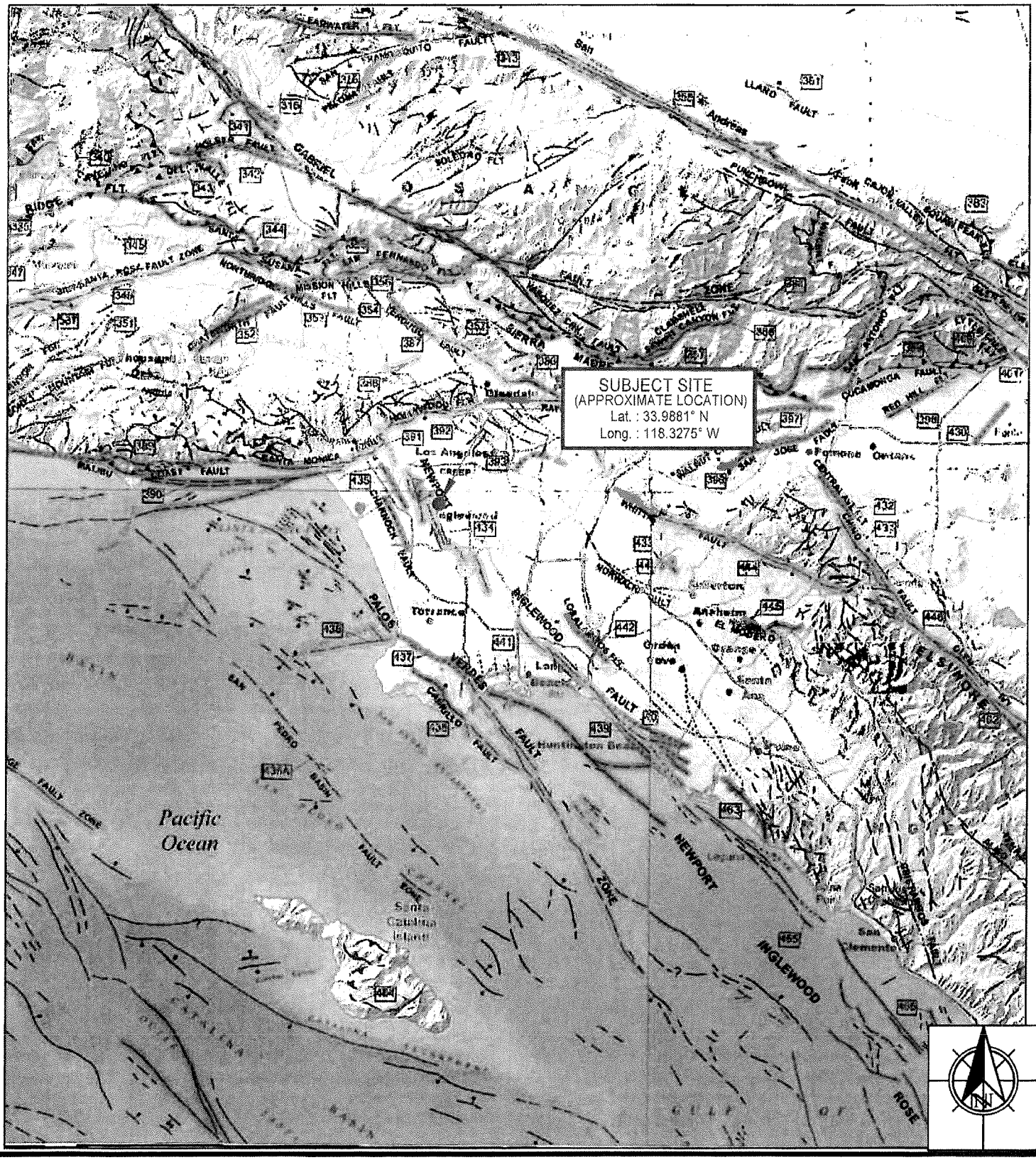
BG: 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT : RSB

DRAWN BY : AS

SCALE: 1" = 12 MILES

REFERENCE: JENNINGS, C.W., AND BRYANT, W.A.,2010, FAULT ACTIVITY MAP OF CALIFORNIA GEOLOGICAL SURVEY, 150th ANNIVERSARY, MAP No 6.



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SEISMIC HAZARD ZONES MAP

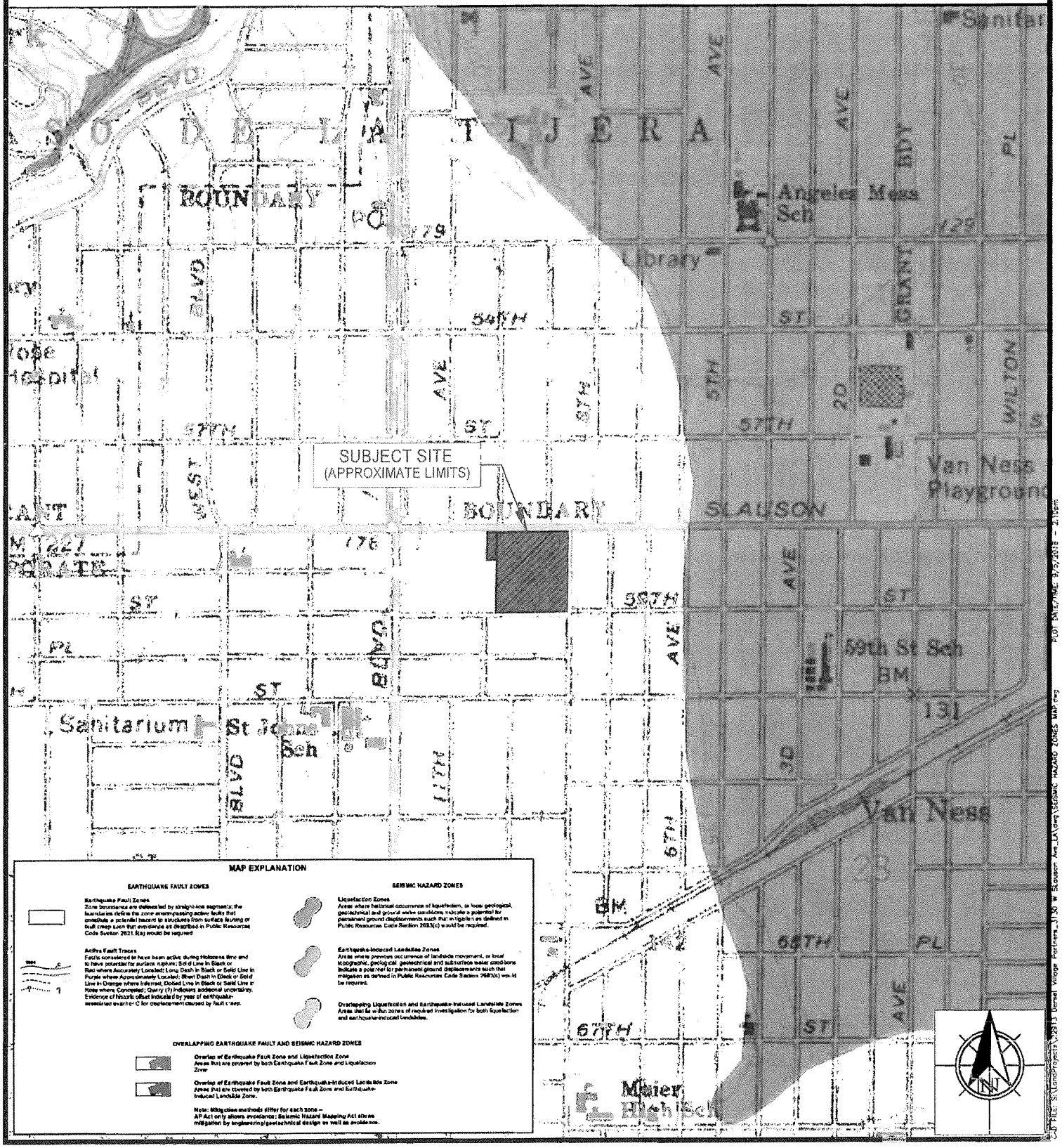
BG: 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT : RSB

DRAWN BY : AS

SCALE: 1" = 1000'

REFERENCE: EARTHQUAKE ZONES OF REQUIRED INVESTIGATION INGLEWOOD QUADRANGLE; EARTHQUAKE FAULT ZONES, DATED JULY 1, 1986 AND SEISMIC HAZARD ZONES, DATED MARCH 25, 1999.



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HISTORIC-HIGH GROUNDWATER MAP

BG: 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT : RSB

DRAWN BY : AS

SCALE: 1" = 4000'

REFERENCE: CGS, 1998, Seismic Hazard Zone Report for the Inglewood 7.5-Minute Quadrangle, Los Angeles County, California, Seismic Hazard Zone Report 027.

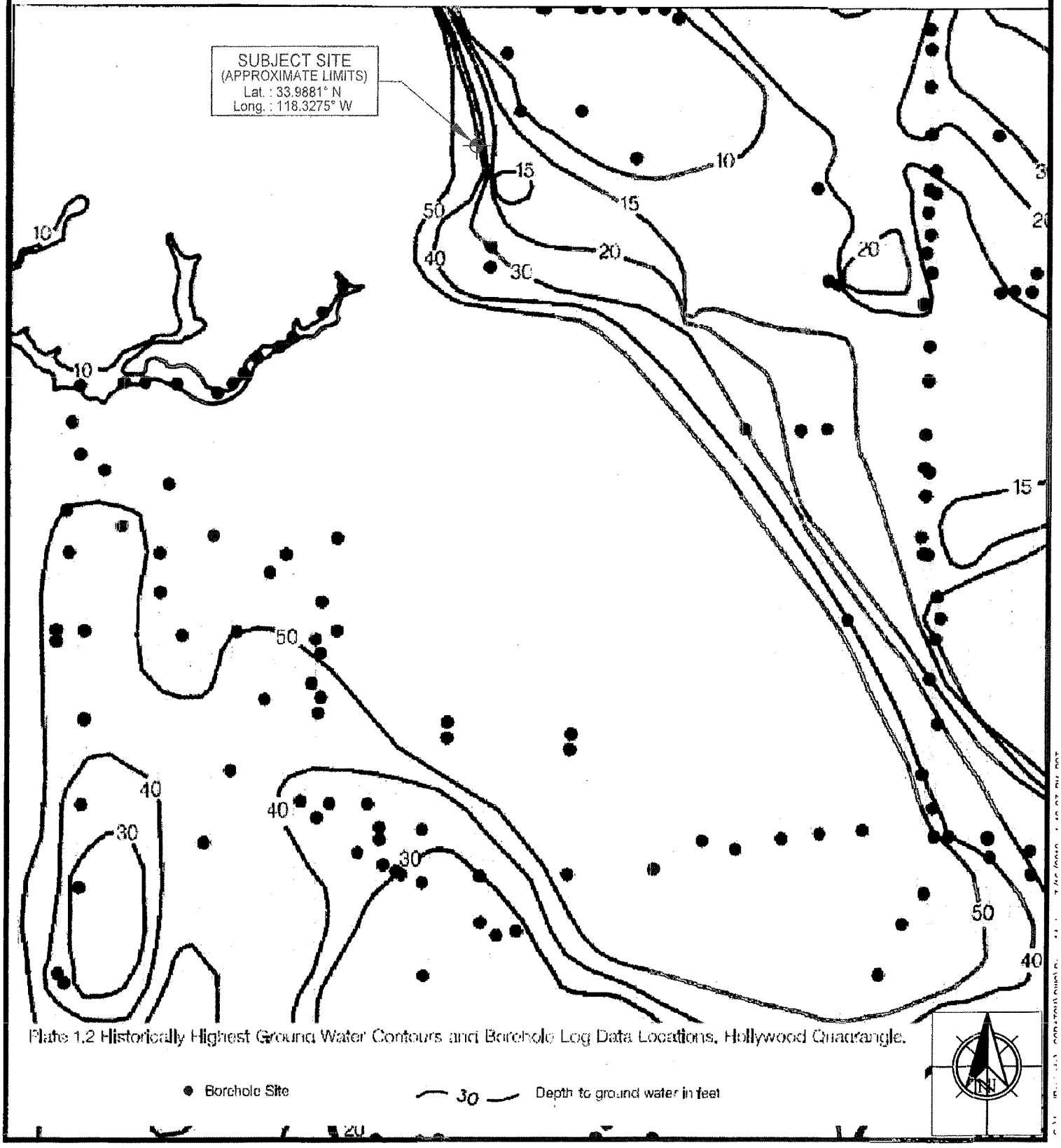
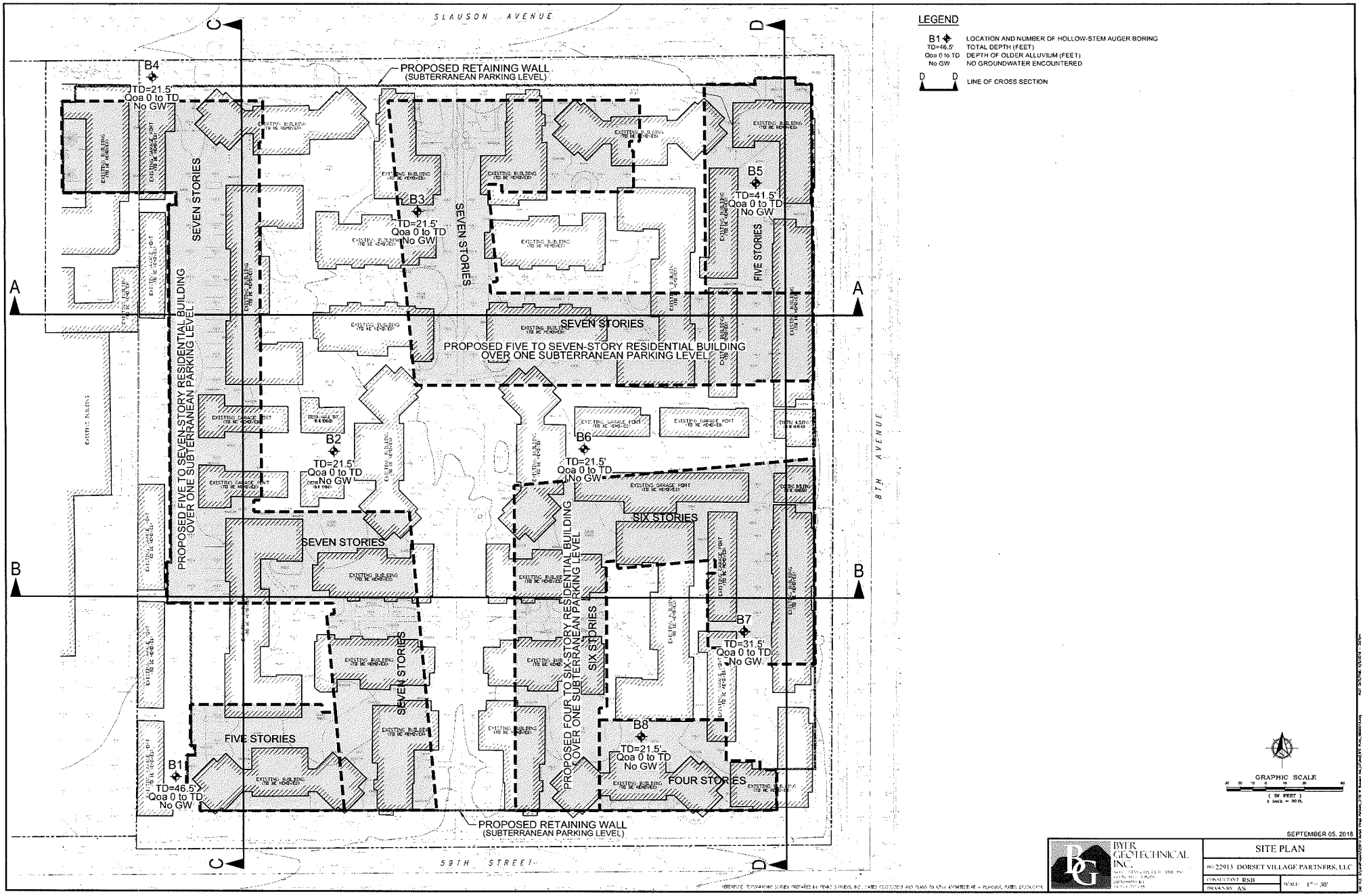


Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Hollywood Quadrangle.



LEGEND

B1 ⌖	LOCATION AND NUMBER OF HOLLOW-STEM AUGER BORING
TD=46.5'	TOTAL DEPTH (FEET)
Qoa 0 to TD	DEPTH OF OLDER ALLUVIUM (FEET)
No GW	NO GROUNDWATER ENCOUNTERED
D D	LINE OF CROSS SECTION

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SEPTEMBER 05, 2018

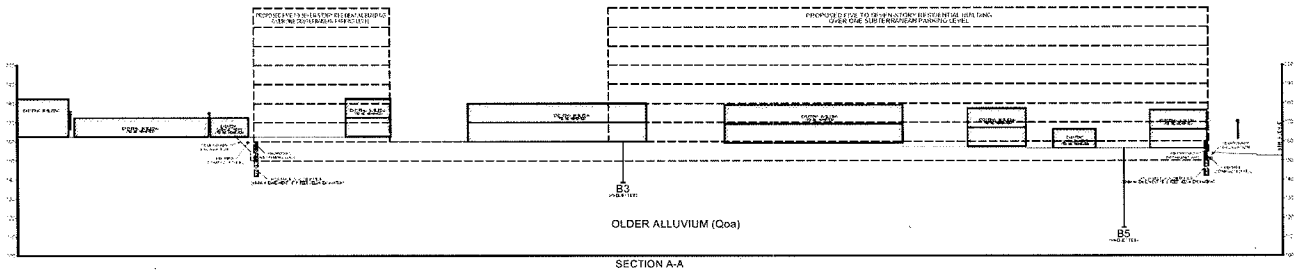
BYER GEOTECHNICAL INC.

SITE PLAN

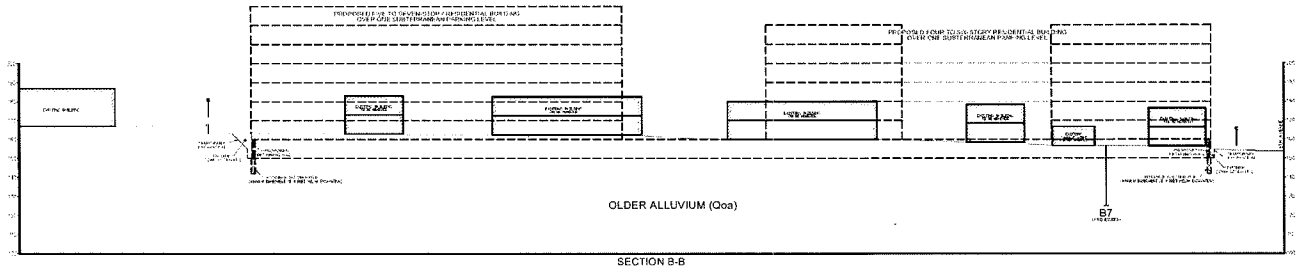
for 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT RSB | SCALE: 1" = 30'

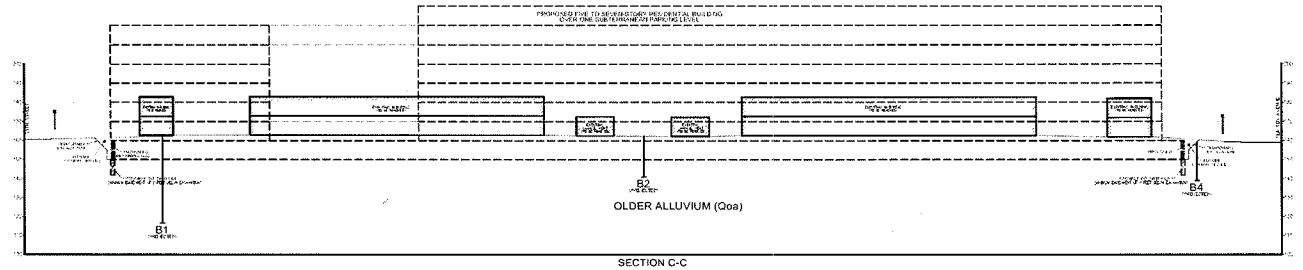
DRAWN BY AS



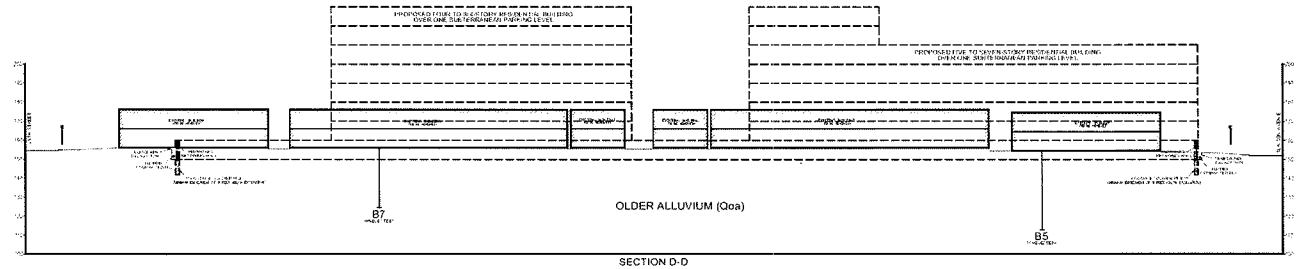
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

SEPTEMBER 05, 2018

BYER GEOTECHNICAL INC.

SECTIONS A, B, C, & D

for 22913 DORSET VILLAGE PARTNERS, LLC

CONSULTANT: RSB

DRAWN BY: AS

SCALE: 1" = 30'

APPENDIX IS-D
NAHC RECORDS SEARCH RESULTS

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov
Twitter: @CA_NAHC

June 21, 2019

Lainie Herrera
EcoTierra Consulting

VIA Email to: lainie@ecotierraconsulting.com

RE: Hyde Park Multi-Family Project, Los Angeles County

Dear Ms. Herrera:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Associate Governmental Program Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Los Angeles County
6/21/2019

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Hyde Park Multi-Family Project, Los Angeles County.

APPENDIX IS-E

PHASE I ESA

10 Bathrooms	9,845 SF

Property Description

3202 W Slauson Ave is a **property** located in **Los Angeles, CA**. It has approximately **9,845 Sq Ft**. **3202 W Slauson Ave.** is owned by **S VICTORIA PROPERTIES LLC**. It was last recorded in **2017**, where the sales price was **$1,544,000**.

Possible Owners

These are individuals who we have identified as possible owners of this property per the most recent deed. If available, click on a name to search for more information about them.

KHOSRO V KAMJOU

View Background Report

KAMJOU FAMILY TRUST KAMRAN C

Activity Timeline

A history of mortgage records including lenders, values and other important details

Activity for this Property (1988 - 2016)

10/28/2016 - **Ownership** change from **Khosro V & Carol V Kamjou** to **S Victoria Properties Llc**

No additional details

10/28/2016 - **Ownership** change from **Khosro V & Carol V Kamjou** to **Kamjou, Khosro V & Carol V|kamjou,kamran**

No additional details

10/28/2016 - **Ownership** change from **Kamjou 2009 Family Trust** to **Khosro V & Carol V Kamjou**

No additional details

02/17/2016 - **Ownership** change from **1527 N McCadden Trust** to **Kamran C Kamjou 2009 Family Trust|kamjou**

The following loan was given to **Kamran C Kamjou 2009 Family Trust|kamjou** in **Los Angeles** County, **CA**.

- Lender: ONE UNITED BK
- Amount: $1,100,000
- Type of Loan: Unknown

08/26/2014 - **Loan** from **jp Morgan Chase Bank na** for **$854,000**

The following loan was given to **1527 North McCadden Plac Trust** in **Los Angeles** County, **CA**.

- Lender: JP MORGAN CHASE BANK NA
- Amount: $854,000
- Type of Loan: Unknown

08/26/2014 - **Ownership** change from **MacHado Family Trust** to **Patty Tr Flores**

No additional details

10/19/2001 **- Ownership** change from **J & S MacHado** to **Julio & Stella Tr MacHado**

No additional details

08/19/1988 **- Ownership** change from **Dsb** to **MacHado Julio&st**

Multiple loans, totaling **$263,500**, were given to **MacHado Julio&st** in **Los Angeles** County, **CA**.

First Loan

- Lender: GREAT WESTERN BANK
- Amount: $232,500
- Type of Loan: Unknown

Second Loan

- Lender:
- Amount: $31,000
- Type of Loan: Unknown

County Assessor Records

The county assessor report includes details about property values, taxes, and other details

County Assessor Information 02/17/2016

LOT & BUILDING INFORMATION

YEAR BUILT
1949

STYLE
0 - Unknown

BUILDING AREA
9,845 Sq Ft

LOT
15,246 Sq Ft

IMPROVED SQUARE FOOTAGE
15,246 Sq Ft

BUILDING CLASS
9 - Miscellaneous

CONSTRUCTION TYPE
0 - Unknown

PROPERTY TAX

PROPERTY INFORMATION

SITE ADDRESS
3202 W Slauson Ave. Los Angeles, CA 90043

COUNTY
Los Angeles

STATE
CA

PARCEL NUMBER
A

LATITUDE
33.988628

LONGITUDE
-118.328423

VALUATION

ASSESSED LAND VALUE
N/A

ASSESSED IMPROVEMENTS
N/A

TOTAL ASSESSED VALUE
$1,574,880

ASSESSMENT YEAR
2017

SALE PRICE
$1,544,000

SALE PRICE DESCRIPTION
$1,544,000

MARKET VALUE

LAND VALUE
N/A

IMPROVEMENT VALUE
N/A

TOTAL VALUE
N/A

YEAR
2017

TAX INFORMATION

TAX AMOUNT
$20,239

TAX DELINQUENT YEAR
N/A

LEGAL DESCRIPTION

LOT NUMBER
A

LOT CODE
N/A

BLOCK
N/A

DISTRICT
N/A

SECTION
N/A

MUNICIPALITY
N/A

MAP REFERENCE
-118.328423, 33.988628

UNIT
N/A

CITY
Los Angeles

SUBDIVISION
ST MARYS ACADEMY SITE

PHASE NUMBER
N/A

TRACT NUMBER
N/A

BRIEF DESCRIPTION
ST MARYS ACADEMY SITE 0.35 AC ON S LINE OF SLAUSON AVE COM W 540.05 FT FROM W LINE OF 8TH AVE TH W ON SD S LINE 73 FT WITH A UNIFORM DEPTH OF 211 FT S 021' 30" W PART OF LOT A

COUNTY INFORMATION

COUNTY LAND USE DESCRIPTION
N/A

COUNTY LAND USE CODE
0500

STANDARDIZED LAND USE CODE
RAPT - Multi-Family Res (5+ Units)

BLOCK
N/A

ZONING
LAR3

TIME SHARE CODE
N/A

Deeds

A list of historical deeds, with the most recent listed first.

Deed Data 1988 - 2016

DEED 10/28/2016

BUYER NAME
S VICTORIA PROPERTIES LLC

SELLER NAME
KHOSRO V & CAROL V KAMJOU

PRIMARY LENDER NAME
N/A

LOAN AMOUNT
None

PRIMARY LENDER TYPE
N/A

PRIMARY LOAN TYPE
N/A

PRIMARY FINANCING TYPE
N/A

SECONDARY LENDER NAME
N/A

SECONDARY LOAN AMOUNT
None

SECONDARY LENDER TYPE
N/A

SECONDARY LOAN TYPE
N/A

SECONDARY FINANCING TYPE
N/A

RECORD TYPE
N/A

FILLER

N/A

COUNTY
LOS ANGELES

STATE
CA

DATE RECORDED
10/28/2016

DOCUMENT NUMBER
0001339274

BOOK NUMBER
16

PAGE NUMBER
39

DOCUMENT TYPE
Q

PROPERTY USE CODE
N/A

TIME SHARE FLAG
N/A

LOT SIZE
N/A

PUD RIDER
N/A

SALE PRICE
N/A

CITY TRANSFER TAX
N/A

TOTAL TRANSFER TAX
N/A

DOC NUMBER
0001339274

DATA ENTRY DATE
10/28/2016

DATA ENTRY OPERATOR CODE
N/A

PROPERTY ADDRESS CODE
N/A

DEED 10/28/2016

BUYER NAME
KAMJOU,KHOSRO V & CAROL V|KAMJOU,KAMRAN

SELLER NAME
KHOSRO V & CAROL V KAMJOU

PRIMARY LENDER NAME
N/A

LOAN AMOUNT
None

PRIMARY LENDER TYPE
N/A

PRIMARY LOAN TYPE
N/A

PRIMARY FINANCING TYPE
N/A

SECONDARY LENDER NAME
N/A

SECONDARY LOAN AMOUNT
None

SECONDARY LENDER TYPE

N/A

SECONDARY LOAN TYPE
N/A

SECONDARY FINANCING TYPE
N/A

RECORD TYPE
N/A

FILLER
N/A

COUNTY
LOS ANGELES

STATE
CA

DATE RECORDED
10/28/2016

DOCUMENT NUMBER
0001339273

BOOK NUMBER
16

PAGE NUMBER
39

DOCUMENT TYPE
Q

PROPERTY USE CODE
N/A

TIME SHARE FLAG
N/A

LOT SIZE
N/A

PUD RIDER
N/A

SALE PRICE
N/A

CITY TRANSFER TAX
N/A

TOTAL TRANSFER TAX
N/A

DOC NUMBER
0001339273

DATA ENTRY DATE
10/28/2016

DATA ENTRY OPERATOR CODE
N/A

PROPERTY ADDRESS CODE
N/A

DEED 10/28/2016

BUYER NAME
KHOSRO V & CAROL V KAMJOU

SELLER NAME
KAMJOU 2009 FAMILY TRUST

PRIMARY LENDER NAME
N/A

LOAN AMOUNT
None

PRIMARY LENDER TYPE
N/A

PRIMARY LOAN TYPE

N/A

PRIMARY FINANCING TYPE
N/A

SECONDARY LENDER NAME
N/A

SECONDARY LOAN AMOUNT
None

SECONDARY LENDER TYPE
N/A

SECONDARY LOAN TYPE
N/A

SECONDARY FINANCING TYPE
N/A

RECORD TYPE
N/A

FILLER
N/A

COUNTY
LOS ANGELES

STATE
CA

DATE RECORDED
10/28/2016

DOCUMENT NUMBER
0001339272

BOOK NUMBER
16

PAGE NUMBER
39

DOCUMENT TYPE
Q

PROPERTY USE CODE
N/A

TIME SHARE FLAG
N/A

LOT SIZE
N/A

PUD RIDER
N/A

SALE PRICE
N/A

CITY TRANSFER TAX
N/A

TOTAL TRANSFER TAX
N/A

DOC NUMBER
0001339272

DATA ENTRY DATE
10/28/2016

DATA ENTRY OPERATOR CODE
N/A

PROPERTY ADDRESS CODE
N/A

DEED 02/17/2016

BUYER NAME
KAMRAN C KAMJOU 2009 FAMILY TRUST|KAMJOU

SELLER NAME

1527 N MCCADDEN TRUST

PRIMARY LENDER NAME
ONE UNITED BK

LOAN AMOUNT
$1,100,000

PRIMARY LENDER TYPE
B - Bank

PRIMARY LOAN TYPE
N/A

PRIMARY FINANCING TYPE
V - Variable

SECONDARY LENDER NAME
N/A

SECONDARY LOAN AMOUNT
None

SECONDARY LENDER TYPE
N/A

SECONDARY LOAN TYPE
N/A

SECONDARY FINANCING TYPE
N/A

RECORD TYPE
N/A

FILLER
N/A

COUNTY
LOS ANGELES

STATE
CA

DATE RECORDED
02/17/2016

DOCUMENT NUMBER
0000171658

BOOK NUMBER
16

PAGE NUMBER
39

DOCUMENT TYPE
G

PROPERTY USE CODE
N/A

TIME SHARE FLAG
N/A

LOT SIZE
N/A

PUD RIDER
N/A

SALE PRICE
N/A

CITY TRANSFER TAX
N/A

TOTAL TRANSFER TAX
$1,698

DOC NUMBER
0000171658

DATA ENTRY DATE
02/17/2016

DATA ENTRY OPERATOR CODE
N/A

PROPERTY ADDRESS CODE
N/A

DEED 08/26/2014

BUYER NAME
1527 NORTH MCCADDEN PLAC TRUST

SELLER NAME
N/A

PRIMARY LENDER NAME
JP MORGAN CHASE BANK NA

LOAN AMOUNT
$854,000

PRIMARY LENDER TYPE
B - Bank

PRIMARY LOAN TYPE
N/A

PRIMARY FINANCING TYPE
V - Variable

SECONDARY LENDER NAME
N/A

SECONDARY LOAN AMOUNT
None

SECONDARY LENDER TYPE
N/A

SECONDARY LOAN TYPE
N/A

SECONDARY FINANCING TYPE

N/A

RECORD TYPE
N/A

FILLER
N/A

COUNTY
LOS ANGELES

STATE
CA

DATE RECORDED
08/26/2014

DOCUMENT NUMBER
0000895585

BOOK NUMBER
16

PAGE NUMBER
39

DOCUMENT TYPE
T

PROPERTY USE CODE
N/A

TIME SHARE FLAG
N/A

LOT SIZE
N/A

PUD RIDER
N/A

SALE PRICE
N/A

CITY TRANSFER TAX
N/A

TOTAL TRANSFER TAX
N/A

DOC NUMBER
0000895585

DATA ENTRY DATE
08/26/2014

DATA ENTRY OPERATOR CODE
N/A

PROPERTY ADDRESS CODE
N/A

DEED 08/26/2014

BUYER NAME
PATTY TR FLORES

SELLER NAME
MACHADO FAMILY TRUST

PRIMARY LENDER NAME
N/A

LOAN AMOUNT
None

PRIMARY LENDER TYPE
N/A

PRIMARY LOAN TYPE
N/A

PRIMARY FINANCING TYPE
N/A

SECONDARY LENDER NAME

N/A

SECONDARY LOAN AMOUNT
None

SECONDARY LENDER TYPE
N/A

SECONDARY LOAN TYPE
N/A

SECONDARY FINANCING TYPE
N/A

RECORD TYPE
N/A

FILLER
N/A

COUNTY
LOS ANGELES

STATE
CA

DATE RECORDED
08/26/2014

DOCUMENT NUMBER
0000895584

BOOK NUMBER
16

PAGE NUMBER
39

DOCUMENT TYPE
G

PROPERTY USE CODE
N/A

TIME SHARE FLAG
N/A

LOT SIZE
N/A

PUD RIDER
N/A

SALE PRICE
N/A

CITY TRANSFER TAX
N/A

TOTAL TRANSFER TAX
$1,342

DOC NUMBER
0000895584

DATA ENTRY DATE
08/26/2014

DATA ENTRY OPERATOR CODE
N/A

PROPERTY ADDRESS CODE
N/A

DEED 10/19/2001

BUYER NAME
JULIO & STELLA TR MACHADO

SELLER NAME
J & S MACHADO

PRIMARY LENDER NAME
N/A

LOAN AMOUNT

None

PRIMARY LENDER TYPE
N/A

PRIMARY LOAN TYPE
N/A

PRIMARY FINANCING TYPE
N/A

SECONDARY LENDER NAME
N/A

SECONDARY LOAN AMOUNT
None

SECONDARY LENDER TYPE
N/A

SECONDARY LOAN TYPE
N/A

SECONDARY FINANCING TYPE
N/A

RECORD TYPE
N/A

FILLER
N/A

COUNTY
LOS ANGELES

STATE
CA

DATE RECORDED
10/19/2001

DOCUMENT NUMBER
0001999243

BOOK NUMBER
N/A

PAGE NUMBER
N/A

DOCUMENT TYPE
Q

PROPERTY USE CODE
N/A

TIME SHARE FLAG
N/A

LOT SIZE
N/A

PUD RIDER
N/A

SALE PRICE
N/A

CITY TRANSFER TAX
N/A

TOTAL TRANSFER TAX
N/A

DOC NUMBER
0001999243

DATA ENTRY DATE
10/19/2001

DATA ENTRY OPERATOR CODE
N/A

PROPERTY ADDRESS CODE
N/A

DEED 08/19/1988

BUYER NAME
MACHADO JULIO&ST

SELLER NAME
DSB

PRIMARY LENDER NAME
GREAT WESTERN BANK

LOAN AMOUNT
$232,500

PRIMARY LENDER TYPE
S - Federal Savings Bank (FSB)

PRIMARY LOAN TYPE
N/A

PRIMARY FINANCING TYPE
V - Variable

SECONDARY LENDER NAME
N/A

SECONDARY LOAN AMOUNT
$31,000

SECONDARY LENDER TYPE
N/A

SECONDARY LOAN TYPE
N/A

SECONDARY FINANCING TYPE
N/A

RECORD TYPE
N/A

FILLER

N/A

COUNTY
LOS ANGELES

STATE
CA

DATE RECORDED
08/19/1988

DOCUMENT NUMBER
0001320428

BOOK NUMBER
N/A

PAGE NUMBER
N/A

DOCUMENT TYPE
N/A

PROPERTY USE CODE
N/A

TIME SHARE FLAG
N/A

LOT SIZE
N/A

PUD RIDER
N/A

SALE PRICE
N/A

CITY TRANSFER TAX
N/A

TOTAL TRANSFER TAX
N/A

DOC NUMBER
0001320428

DATA ENTRY DATE
08/19/1988

DATA ENTRY OPERATOR CODE
N/A

PROPERTY ADDRESS CODE
N/A

Property Report for:

3130 W Slauson Ave, Los Angeles, CA 90043

General

1. Overview

Location

Property address	**3130 W Slauson Ave Los Angeles, CA 90043**
County	**Los Angeles**
Lat/long	**33.98808, -118.32741**
Parcel ID	**4005005001**

Legal Description

ST MARYS ACADEMY SITE 7.61 ACS COM AT INTERSECTION OF S LINE OF SLAUSON AVE WITH W LINE OF 8TH AVE TH W ON SD S LINE 540.05 FT TH S 0?21'30' W 613.59 FT TH N 89? 33' E 539.91 FT TH N 613.62 FT TO BEG PART OF LOT A

Owner

Name	**Dorset Village Partners LP C/O John G Burgee**
Address	**20501 Ventura Blvd #262 Woodland Hills, CA 91364**
Purchase date	**06/26/2002**
Purchase price	**$8,525,085**

Neighborhood

Neighborhood	**Hyde Park**
School district	**Los Angeles Unified School District**
Municipality	**Los Angeles**
Assessor map	**Click to view**
Index map	**Click to view**

Market Value & Taxes

Tax year	**2017-2018**
Land value	**$10,297,558**
Building value	**$17,472,712**
Market value	**$27,783,470**
Property tax	**$331,464**

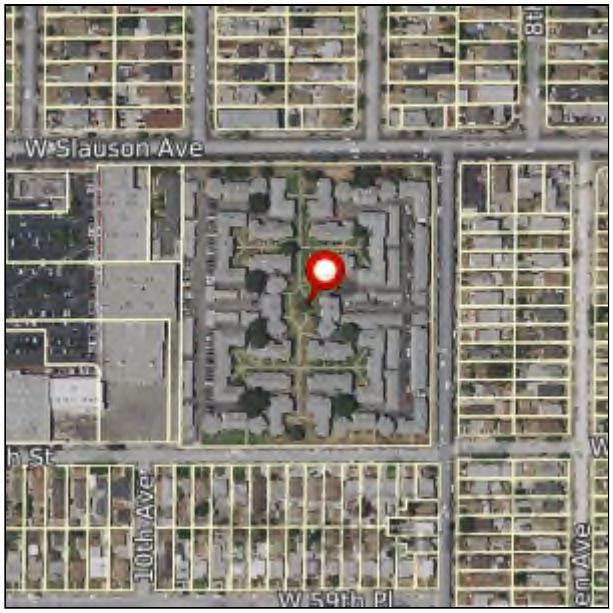
Land

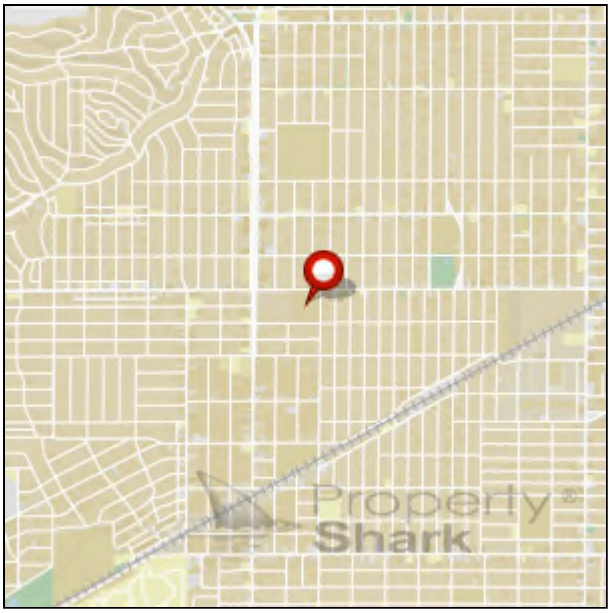
Property class	**Five or More Apartments or Units - 4 Stories or Less (0500)**
Zoning	**Multiple Dwelling (R3)**
Lot sqft (calculated)	**331,485**
Weed hazard	**No**

Building

Design type	**5+ Family or Coop Apartments**
Square feet	**177,168**
Year built	**1941**
Year last altered	**1993**
Units	**196**
Stories	**4 or less**
Quality class	**6/14.5**
Quality class code	**D6**

2. Maps





3. Registered Owner

Dorset Village Partners LP
C/O John G Burgee
20501 Ventura Blvd #262
Woodland Hills, CA 91364
Source: Assessment Roll
Last recorded: 01/01/2017

Phone Lookup
See who is behind the LLC
Add to Address Book

4. Building Contacts

Contacts from Building Permits

Registration date	Role	Name	Address	Phone number
06/29/2015	Applicant	Worthington Scott Collins		
06/29/2015	Contractor	C & L Plumbing	17322 Chase St Northridge, CA	(818) 892-8509
06/29/2015	Owner	Dorset Village Partners LP	Woodland Hills CA 91364	
10/20/2011	Contractor	Kelly Bill Electric	P O BOX 2499 Ventura, CA	(805) 795-5899
10/20/2011	Applicant	Charles William Kelly		
10/20/2011	Owner	A T & T	Alhambra CA 91801	
02/06/2009	Contractor	Potter S Homes And Land Development Inc	2473 Drake Dr Thousand oaks, CA	
02/06/2009	Applicant	Steven Martin Potter		
02/06/2009	Owner	Dorset Village LP	1800 Argyle Ave #400 Los Angeles, CA 90028	
01/26/2009	Contractor	Sherman Electric	2929 Dona Susana Dr Studio city, CA	
01/26/2009	Applicant	Alexander Sherman		

Registration date	Role	Name	Address	Phone number
06/07/2002	Owner	Dorset Village Partners	3699 Wilshire Blvd Los Angeles, CA 90010	
06/07/2002	Contractor	C & L Plumbing	16634 Roscoe Pl Sepulveda, CA	

See our dedicated Permit section for details on all filed permits.

Phone Records of Residents

Name	Unit	First seen	Phone number
Dorest Village Partners LP	1	2011	(323) 292-8550

5. Title Documents

Date	Type	Amount	Party 1	Party 2	Document	Doc image
7/1/2014	Reconveyance Substitution trustee	$845,000	Dorset Village Partners Lp Fannie Mae Hull James	Dorset Village Partners Lp Hull James	20140676901	
7/1/2014	Reconveyance Substitution trustee	$8,000,000	Fannie Mae Dorset Village Partners Lp Hull James	Hull James Dorset Village Partners Lp	20140676900	
7/1/2014	Financing statement		Dorset Village Partners Lp	Bank of America National Trust and Savings Association	20140676189	
7/1/2014	Assignment		Dorset Village Partners Lp	Bank of America National Trust and Savings Association	20140676188	
7/1/2014	Assignment of rents Trust deed Financing statement		5624 Carlton Partners Lp 5816 Waring Partners LLC Brentwood Holdings Limited Partnership [+] See the other 12 parties	Bank of America National Trust and Savings Association	20140676187	
7/1/2014	**Grant deed** (Reappraisal transfer - no DTT)		Dorset Village Partners Lp	Dorset Village Partners Lp	20140676186	
3/18/2010					20100374538	
9/26/2006	Trust deed		Greystone Servicing Corporation INC	Fannie Bae	20062132919	
9/26/2006	Trust deed		Dorset Village Partners Lp	Greystone Servicing Corporation INC	20062132918	
7/21/2003	**Deed** (Reappraisal transfer - no DTT)		Dorset Villae LLC	Dorset Village Lp	20032068781	

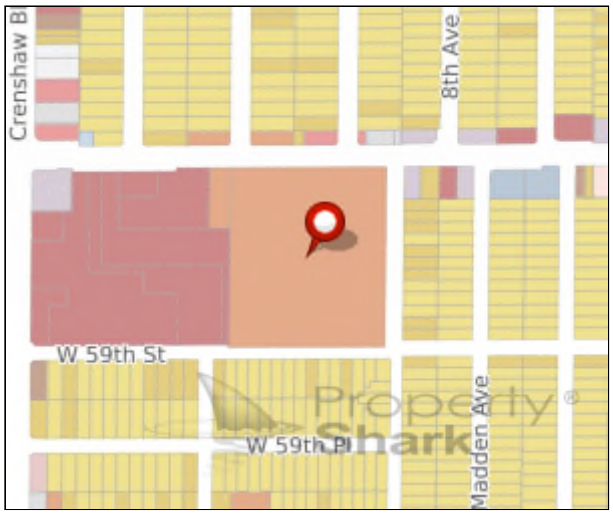
Date	Type	Amount	Party 1	Party 2	Document	Doc image
6/26/2002	**Deed** (Sale for consideration - full DTT)	$8,525,085	Harvey Trust	Dorset Village 1800 Argyle Ave 400 Hollywood, CA 90028	20021451545	

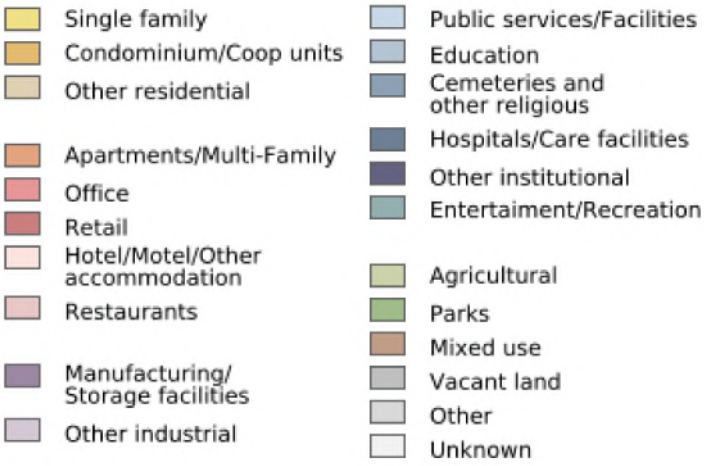
Add this property to your watch list and get notified by email if it gets sold, enters pre-foreclosure, and more.

Email me when the property is updated

6. Land Use

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.

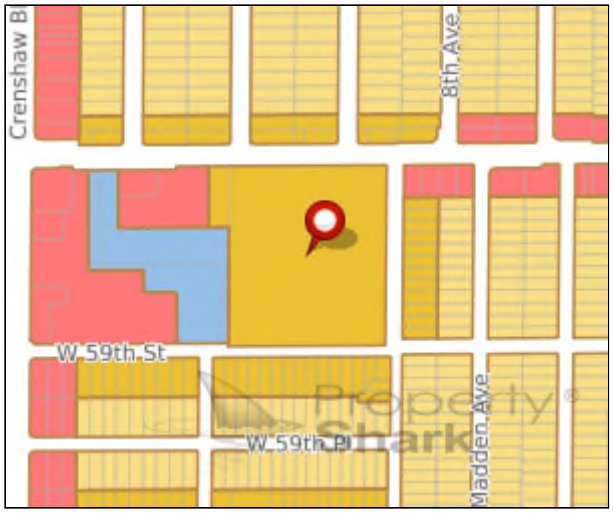




Land use: **Five or More Apartments or Units - 4 Stories or Less (0500)**

7. Zoning

Properties can be classified by zoning and building class. Los Angeles County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M).These basic zoning districts are subdivided by the intensity of use.



Zoning: **Multiple Dwelling (R3)**

Major zoning groups:
- Multiple family
- Single family
- Other residential
- Commercial
- Industrial/manufacturing
- Public facilities
- Open space
- Agricultural
- Special zones
- Offices
- Planned development
- Mixed use
- Planned development - overlay
- No zoning data available

For more information about zoning districts click here.

8. Permits

Issued date	Permit	Type	Work type	Value	Expires	Status
7/9/2015	150422000113017	Plumbing	Apartment		9/30/2015	No plan check
Supplemental permit to change address from: 3151 W slauson ave #1-4 to						
7/9/2015	150422000113014	Plumbing	Apartment		9/30/2015	No plan check
Supplemental permit to change address from: 5125 W 8th st #1-4 to 5825						
7/9/2015	150422000113015	Plumbing	Apartment		9/30/2015	No plan check
Supplemental permit to install expansion tanks and pressure regulating						
6/29/2015	150422000013017	Plumbing	Apartment		9/30/2015	No plan check
Re-pipe						
6/29/2015	150422000013015	Plumbing	Apartment		9/30/2015	No plan check
Re-pipe						
10/20/2011	110412000022425	Electrical	Commercial		10/31/2012	No plan check
100 amp panel for AT&T fiber node: 8039368. release to ladwp as 5859						
2/6/2009	90162000001161	Bldg-alter/repair	Apartment	$20,000	12/31/2010	No plan check
Fire damage repair for residential building only (maximum 10% of repl						
2/6/2009	90422000001462	Plumbing	Apartment		12/31/2010	No plan check
Fire damage repair - replace fixtures.						
1/26/2009	90412000001399	Electrical	Apartment		6/30/2010	No plan check
Rewire fire-damaged units.						
6/7/2002	20422000015661	Plumbing	Apartment		9/30/2003	No plan check
Install 6 earthquake shut-off valves.						
6/7/2002	20422000015660	Plumbing	Apartment		9/30/2003	No plan check
Install 6 earthquake shut-off valves.						
6/7/2002	20422000015651	Plumbing	Apartment		9/30/2003	No plan check
Install 6 earth quake shutoff valves						
6/7/2002	20422000015652	Plumbing	Apartment		9/30/2003	No plan check
Install 6 earthquake shut-off valves.						

Issued date	Permit	Type	Work type	Value	Expires	Status
6/7/2002	20422000015653	Plumbing	Apartment		9/30/2003	No plan check
Install 6 earth quake shutoff valves						
6/7/2002	20422000015650	Plumbing	Apartment		9/30/2003	No plan check
Install 6 earth quake shutoff valves						

PropertyShark updates the permit information monthly.

Add this property to your watch list and get notified by email if it gets sold, enters pre-foreclosure, and more.

Email me when the property is updated

9. Inspections

Inspection date	Type	Permit number
7/22/2015	Rough	150422000013015
7/22/2015	Water piping or service	150422000013015
7/20/2015	Water heater or vent	150422000013015
7/20/2015	Rough	150422000013015

PropertyShark updates the inspections information monthly.

10. Building Safety

Zoning Information

Alquist-priolo fault zone	**No**
Council district	**8**
Community redevelopment area	**No**
District map	**108B185**
Flood hazard zone	**No**
Hillside grading area	**No**
Hillside ordinance area	**No**
Planning area & community name	**West Adams - Baldwin Hills - Leimert**
Zone	**R3-1**

City Documents

City planning	**CPC-1990-346-CA; CPC-1986-821-GPC; CPC-11998; CPC-1983-506-SP**
Ordinance	**ORD-171682; ORD-165481-SA6355; ORD-162128; ORD-120201; ORD-171681**
Zoning info file	**ZI-2452 Transit Priority Area in the City of Los Angeles; ZI-2185 Crenshaw / Slauson Redevelopment Project; ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE**

Geographical Information

Building and safety branch office	**LA**
Compacted filled ground	**CFG-2000**
Census	**2347.00**
Environmentally sensitive area	**No**
Energy zone	**8**
Seismic gas shut off valve installed	**3130 W Slauson Ave; 3106 W Slauson Ave; 3158 W Slauson Ave; 3147 W Slauson Ave; 5825 S 8th Ave; 5843 S 8th Ave**
Earthquake-induced liquefaction area	**No**
Near source zone distance (Km)	**1.4**
Parcel area (sqft)	**324,141**
Parcel map exempt	**No**
Thomas brothers map grid	**673-F6**

11. Urban Landscape Maps

Year Built

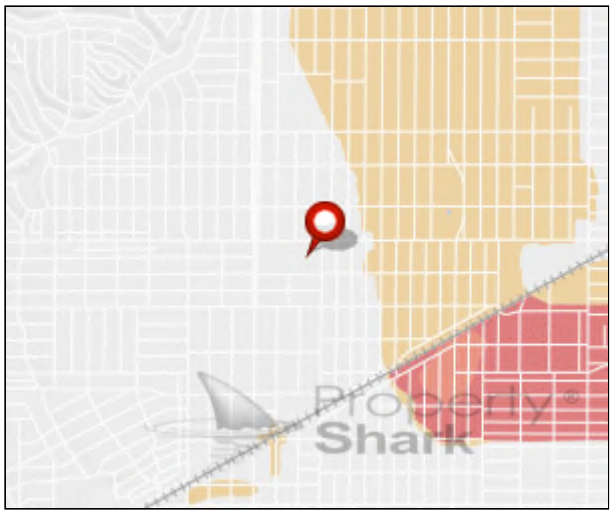
Year built: **1941**

On this map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No data

12. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



Moderate to low risk areas
X < 1% ACF
0.2% PCT < 1% ACF
High risk areas
A 1% ACF
AE 1% ACF
AH 1% ACF, 1-3ft
AO =/> 1% ACF, 1-3ft
High risk-coastal areas
V =/> 1% ACF
VE =/> 1% ACF + Storm waves

ANI, D, UNDES *
Floodway
* Undetermined flood hazard (possible flooding)
ACF= Annual chance of flooding

FEMA Flood Zoning

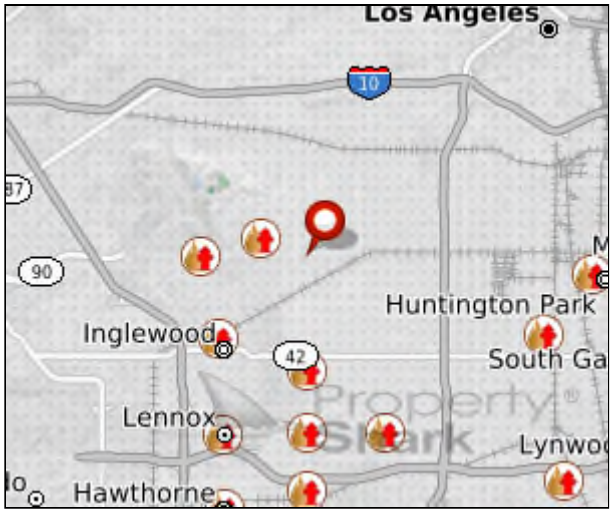
FEMA flood zone	**X - Low Risk Area**
Costal barrier resources system area (COBRA)	**Out**
FEMA floodway	**Out**
FEMA special flood hazard area	**Out**

For more information about FEMA flood zones map click here.

Map Details

Map panel ID	**06037C1780F effective from 09/26/2008**

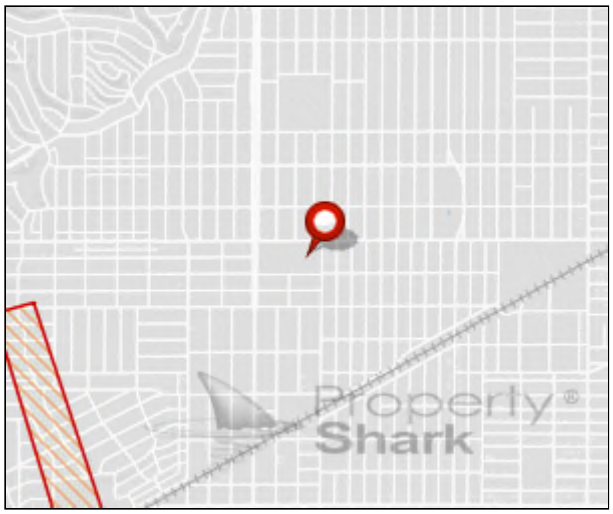
13. Fire Hazard Zones



Fire hazard class
Very high
High
Moderate
Responsability area
SRA - State responsability area
FRA - Federal responsability area
LRA - Local responsability area
Historical fire areas
1980-1990
1990-2000
2000-2010
2010-2014

State and local fire protection facilities
Hydrants

14. Faults and Tsunami Inundation Zones



Earth quake fault zones

Tsunami inundation zone

Fault line type

Accurate located faults

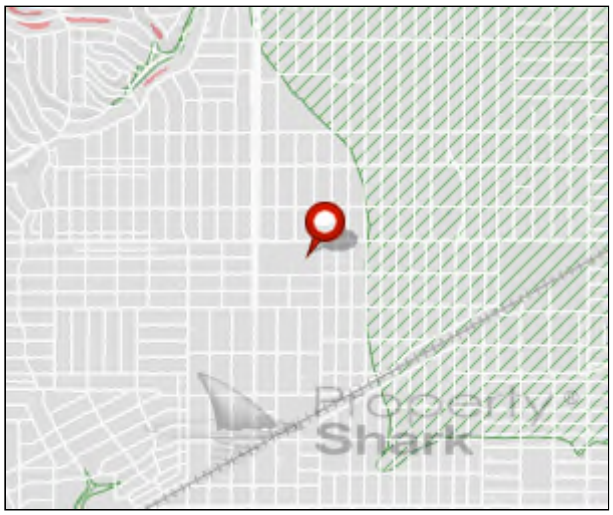
Approximately located faults

Inferred faults

Aerial photo lineament

Concealed faults

15. Landslides and Liquefaction



Landslide hazard zones

Liquefaction hazard zones

Unevaluated zones

Property Report for:

3202 W Slauson Ave, Los Angeles, CA 90043

General

1. Photos

Open Google Street View

Upload photos for this property

2. Overview

Location

Property address	**3202 W Slauson Ave Los Angeles, CA 90043**
County	**Los Angeles**
Lat/long	**33.98863, -118.32842**
Parcel ID	**4005005002**

Legal Description

ST MARYS ACADEMY SITE 0.35 AC ON S LINE OF SLAUSON AVE COM W 540.05 FT FROM W LINE OF 8TH AVE TH W ON SD S LINE 73 FT WITH A UNIFORM DEPTH OF 211 FT S 0?21' 30' W PART OF LOT A

Owner

Name	**Kamjou,Khosro V Co Tr And Kamjou Family Trust And Kamjou,Kamran C**
Address	**11356 Nebraska Ave Los Angeles, CA 90025**
Purchase date	**02/17/2016**
Purchase price	**$1,544,000**

Neighborhood

Neighborhood	**Hyde Park**
School district	**Los Angeles Unified School District**
Municipality	**Los Angeles**
Assessor map	**Click to view**
Index map	**Click to view**

Market Value & Taxes

Tax year	**2017-2018**
Land value	**$944,928**
Building value	**$629,952**
Market value	**$1,574,880**
Property tax	**$18,788**

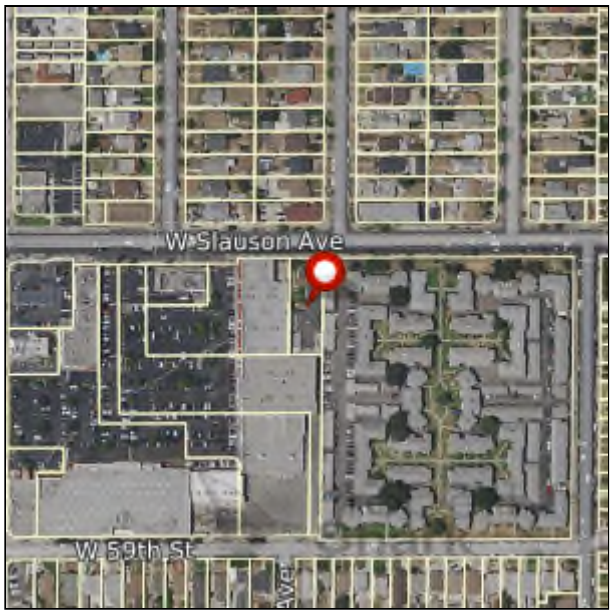
Land

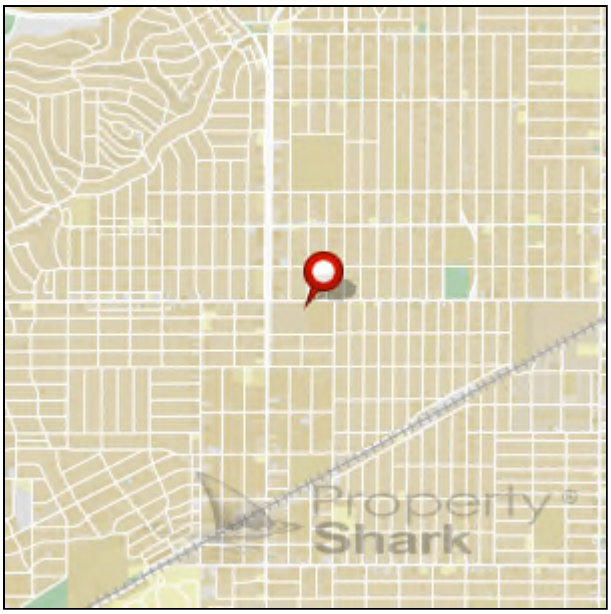
Property class	**Five or More Apartments or Units - 4 Stories or Less (0500)**
Zoning	**Multiple Dwelling (R3)**
Lot sqft (calculated)	**15,404**
Weed hazard	**No**

Building

Design type	**5+ Family or Coop Apartments**
Square feet	**9,845**
Year built	**1949**
Year last altered	**1972**
Units	**10**
Bedrooms	**20**
Bathrooms	**10**
Stories	**4 or less**
Quality class	**5/14.5**
Quality class code	**D5**
Occupancy rate	**100%**

3. Maps





4. Registered Owner

Kamjou,Khosro V Co Tr And Kamjou Family Trust And Kamjou,Kamran C
11356 Nebraska Ave
Los Angeles, CA 90025
Source: Assessment Roll
Last recorded: 01/01/2017

Phone Lookup
See who is behind the LLC
Add to Address Book

5. Building Contacts

Contacts from Building Permits

Registration date	Role	Name	Address	Phone number
04/25/2016	Applicant	Jovani		(310) 547-0968
04/25/2016	Applicant	Raymond Gallardo		
04/25/2016	Contractor	Drain Right Services Inc	1891 N Gaffey #R San pedro, CA	(310) 547-0968
04/25/2016	Owner	Flores,Patty Tr	Culver City CA 90230	
08/12/2014	Owner	Machado,Julio Co Tr	Downey CA 90242	
08/12/2014	Contractor	Arie Plumbing	2925 W Vernon Ave Los angeles, CA	(323) 934-6104
08/12/2014	Applicant	Alfred Edwards	2925 W Vernon Los angeles	(323) 934-6104
08/12/2014	Applicant	Alfred Virjilio Edwards		
03/20/2006	Applicant	Benjamin Santiago Felix		
03/20/2006	Owner	Machado,Julio Co Tr	13202 Ardis Ave Downey, CA 90242	
03/20/2006	Contractor	Felix Electric Service	4401 Mosher Ave Los angeles, CA	

See our dedicated Permit section for details on all filed permits.

Phone Records of Residents

Name	Unit	First seen	Phone number
Cynthia & Bruce Johnson	4	1994	(323) 294-6795
Dorothy Young	3	2002	(323) 298-2122
Ella W & Bruce Johnson	4	1994	(323) 294-6795
Ivanisha Ogaldez	4	2015	(323) 596-3504
L Phillips		2013	(323) 815-1573

6. Title Documents

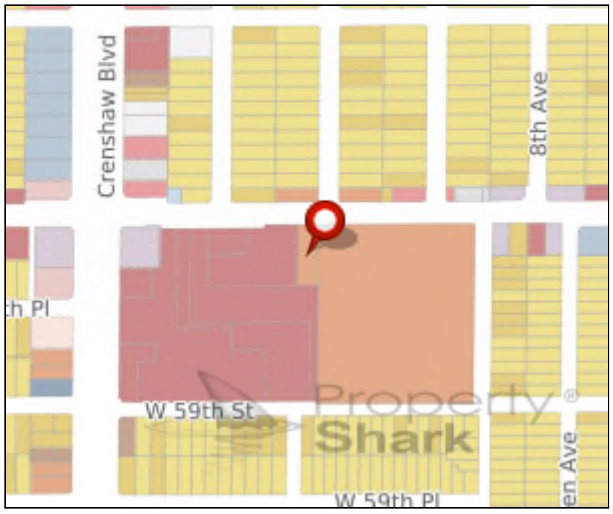
Date	Type	Amount	Party 1	Party 2	Document	Doc image
10/28/2016	**Quitclaim deed** (Reappraisal transfer - no DTT)		Kamjou Kamran Kamjou Khosro V Kamjou Carol Vazirzadeh	S Victoria Properties LLC	20161339274	
10/28/2016	**Quitclaim deed**		Kamjou Khosro V Kamjou Kamran Kamjou Carol Vazirzadeh	Kamjou Vazirzadeh Kamjou Kamran Kamjou Khosro V	20161339273	
10/28/2016	**Quitclaim deed**		The Kamjou 2009 Family Trust Kiamjou Khosro V Trustee Kamjou Carol Vazirzadeh Trustee	Kamjou Vazirzadeh Kamjou Khosro V	20161339272	
2/17/2016	Financing statement Trust deed Assignment of rents	$1,100,000	The Kamjou 2009 Family Trust Kamjou Carol Vazirzadeh Trustee Kamjou Kamran C [+] See the other 2 parties	Oneunited Bank	20160171659	
2/17/2016	**Grant deed** (Sale for consideration - full DTT)	$1,544,000	Hollywood California 90028 Family Trust Flores Patty Trustee 1527 N McCadden Place Hollywood California 90028 Family Trust	Kamjou Kamran C Kamjou Carol Vazirzadeh Trustee The Kamjou 2009 Family Trust [+] See the other 1 party	20160171658	
8/26/2014	Assignment of lease Trust deed Financing statement Assignment of rents		Flores Patty Trustee 1527 North McCadden Place Hollywood CA 90028 Family Trust	JPMorgan Chase Bank	20140895585	
8/26/2014	**Grant deed** (Sale for consideration - full DTT)	$1,220,000	The Machado Family Living Trust Machado Julio Trustee Machado Stella Trustee	The 1527 N McCadden Place Hollywood California 90028 Family Trust Flores Patty Trustee	20140895584	
10/19/2001	**Deed** (File correction)			Machado,Julio CO Tr	20011999243	
8/19/1988	**Deed**	$310,000	DSB	Machado, Julio CO Trust 13202 Ardis Ave Downey, CA 90242	19881320428	

Add this property to your watch list and get notified by email if it gets sold, enters pre-foreclosure, and more.

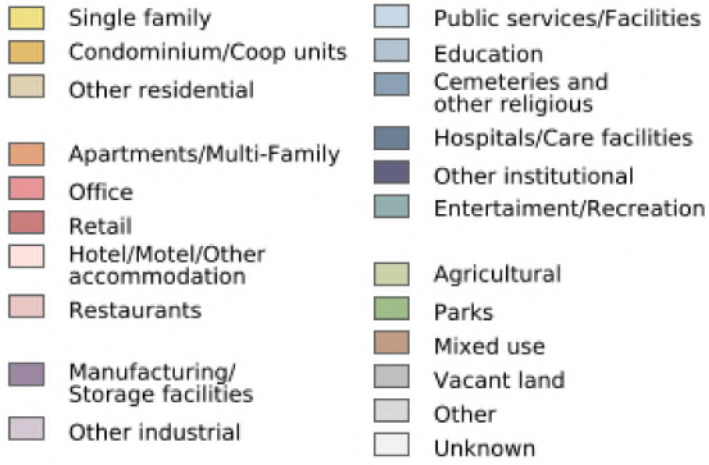
Email me when the property is updated

7. Land Use

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.

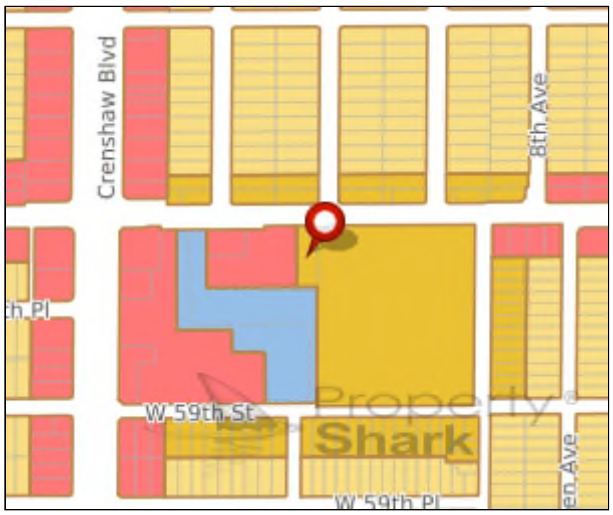


Land use: **Five or More Apartments or Units - 4 Stories or Less (0500)**



8. Zoning

Properties can be classified by zoning and building class. Los Angeles County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M).These basic zoning districts are subdivided by the intensity of use.



Zoning: **Multiple Dwelling (R3)**

For more information about zoning districts click here.

9. Permits

Issued date	Permit	Type	Work type	Expires	Status
4/25/2016	160421000008216	Plumbing	Apartment	2/28/2017	No plan check
Install a 4" two-way clean out					
3/20/2006	60411000006858	Electrical	Apartment	2/28/2007	No plan check
Relocate smoke detectors.					

PropertyShark updates the permit information monthly.

Add this property to your watch list and get notified by email if it gets sold, enters pre-foreclosure, and more.

Email me when the property is updated

10. Inspections

Inspection date	Type	Permit number
5/25/2016	Inspection	160421000008216
4/26/2016	Final	160421000008216

PropertyShark updates the inspections information monthly.

11. Building Safety

Zoning Information

Alquist-priolo fault zone	**No**
Council district	**8**
Community redevelopment area	**No**
District map	**108B185**
Flood hazard zone	**No**
Hillside grading area	**No**
Hillside ordinance area	**No**
Planning area & community name	**West Adams - Baldwin Hills - Leimert**
Zone	**R3-1**

City Documents

City planning	**CPC-2002-3854-SP; CPC-1990-346-CA; CPC-1986-821-GPC; CPC-1983-506-SP; CPC-11998**
Ordinance	**ORD-176230-SAF; ORD-171682; ORD-165481-SA6355; ORD-162128; ORD-120201; ORD-171681**
Zoning info file	**ZI-2185 Crenshaw / Slauson Redevelopment Project; ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE; ZI-2452 Transit Priority Area in the City of Los Angeles**

Geographical Information

Building and safety branch office	**LA**
Compacted filled ground	**CFG-2000**
Census	**2347.00**
Environmentally sensitive area	**No**
Energy zone	**8**
Seismic gas shut off valve installed	**3202-3206 W Slauson Ave**
Earthquake-induced liquefaction area	**No**
Near source zone distance (Km)	**1.5**
Parcel area (sqft)	**15,402**
Parcel map exempt	**No**
Thomas brothers map grid	**673-F6**

12. Urban Landscape Maps

Year Built

Year built: **1949**

On this map, view the year each property was built.

- 2010 and later
- 2000 - 2009
- 1990 - 1999
- 1970 - 1989
- 1950 - 1969
- 1900 - 1949
- 1900 and earlier
- No data

13. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **90043.**

Population Demographics

Total population	**43,118**
Female population	**54.1%**
Male population	**45.9%**
Median age	**40.3**
Male median age	**37.8**
Female median age	**42.6**

Education

No highschool	**8.6%**
Some highschool or college	**63.8%**
Bachelors degree	**10.3%**

Other

Citizens	**87.8%**
Citizens born in US	**79.4%**
English speakers	**92.1%**

Journey to Work

Work in a metropolitan area	**100.0%**
Work at home	**5.2%**
Go to work by car	**83.9%**
Go to work after 10 am	**17.1%**

Economic/Employment

Average household income	**$61,891**
White collar	**82.3%**
Blue collar	**17.7%**

Housing

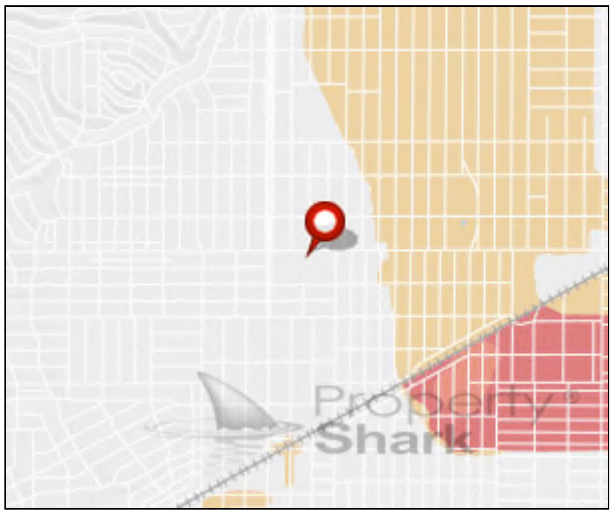
Family households	**57.9%**
Households with kids	**31.9%**
Housing units	**17,938**
Occupied housing units	**16,328**
Owner occupied units	**50.3%**
Average number of people per household	**2.61**
Median year structure built	**1945**
Houses with mortgages	**78.2%**

Wealth

Median value for units with a mortgage	**$358,700**
Median value for units without a mortgage	**$358,900**
Median gross rent	**$1,028**
Median mh values	**171500**
Median housing costs per month	**$1,250**
Population in poverty	**22.3%**

14. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



Moderate to low risk areas
X < 1% ACF
0.2% PCT < 1% ACF
High risk areas
A 1% ACF
AE 1% ACF
AH 1% ACF, 1-3ft
AO =/> 1% ACF, 1-3ft
High risk-coastal areas
V =/> 1% ACF
VE =/> 1% ACF + Storm waves

ANI, D, UNDES *
Floodway
* Undetermined flood hazard (possible flooding)
ACF= Annual chance of flooding

FEMA Flood Zoning

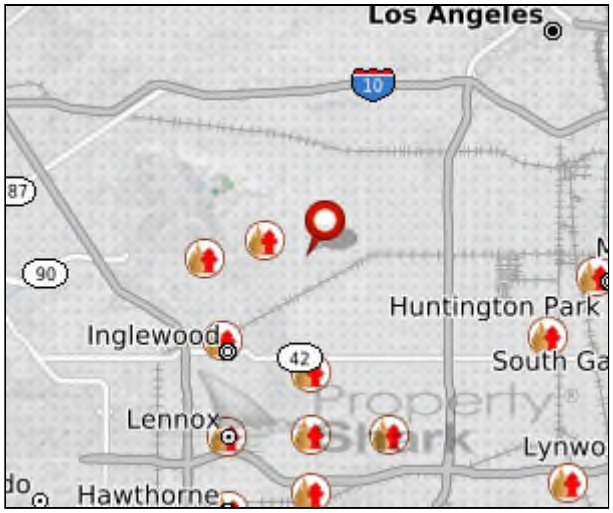
FEMA flood zone	**X - Low Risk Area**
Costal barrier resources system area (COBRA)	**Out**
FEMA floodway	**Out**
FEMA special flood hazard area	**Out**

For more information about FEMA flood zones map click here.

Map Details

Map panel ID	**06037C1780F effective from 09/26/2008**

15. Fire Hazard Zones

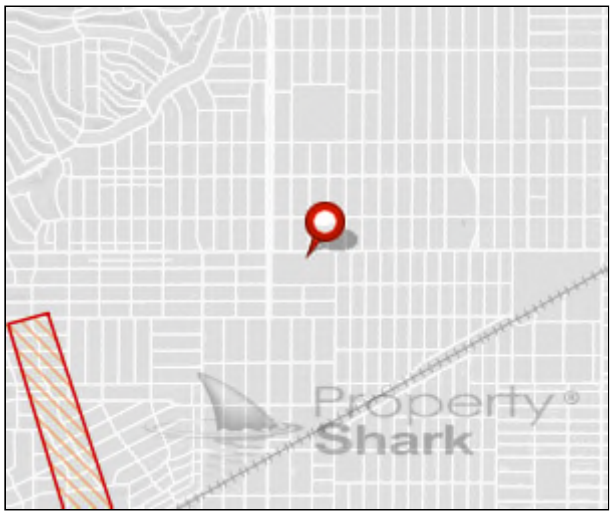


Fire hazard class
Very high
High
Moderate
Responsability area
SRA - State responsability area
FRA - Federal responsability area
LRA - Local responsability area
Historical fire areas
1980-1990
1990-2000
2000-2010
2010-2014

State and local fire protection facilities

Hydrants

16. Faults and Tsunami Inundation Zones

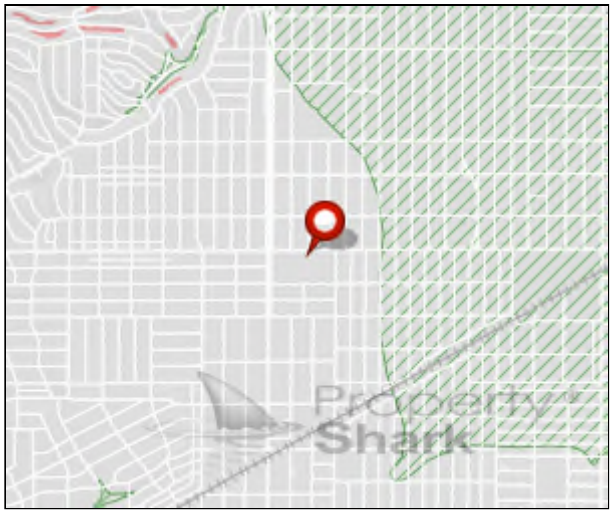


Earth quake fault zones

Tsunami inundation zone

Fault line type
Accurate located faults
Approximately located faults
Inferred faults
Aerial photo lineament
Concealed faults

17. Landslides and Liquefaction



Landslide hazard zones
Liquefaction hazard zones
Unevaluated zones

HISTORICAL DIRECTORY REP ORT

for the site:

3130 & 3202 W. Slauson Ave
3130 & 3202 W Slauson Ave
Los Angeles, CA 90043
PO #:

Report ID: 20180828191
Completed: 8/30/2018

Environmental Risk Information Service (ERIS)
A division of Glacier Media Inc.
T: 1.866.517.5204
E: info@erisinfo.com

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Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2003	HAINES	
1997	HAINES	
1995	HAINES	
1991	HAINES	
1986	HAINES	
1981	HAINES	
1975	HAINES	
1971	STREET ADDRESS DIRECTORY	
1965	STREET ADDRESS DIRECTORY	
1959	STREET ADDRESS DIRECTORY	
1956	STREET ADDRESS DIRECTORY	
1950	STREET ADDRESS DIRECTORY	
1946	STREET ADDRESS DIRECTORY	
1941	STREET ADDRESS DIRECTORY	
1927	STREET ADDRESS DIRECTORY	

8/30/2018

RE: CITY DIRECTORY RESEARCH
3130 & 3202 W. Slauson Ave
3130 & 3202 W Slauson Ave Los Angeles, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

3100-3300 of West Slauson Avenue

2018 WEST SLAUSON AVENUE

SOURCE: DIGITAL BUSINESS DIRECTORY

3020 **PEACE HUB INC**..*Unclassified Establish*
3130 **DOREST VILLAGE PARTNERS L.P.***Apartment*
3130 **DOREST VILLAGE PARTNERS L.P.***Property*
3130 **DOREST VILLAGE PARTNERS L.P.***Federal G*
3210 **HIT MOIBLE**...*Misc Equipment-rental & L*
3216 **RAINBOW**...*Women S Apparel-retail*
3230 **KEYME**...*Keys*
3230 **RITE AID**...*Pharmacies*
3230 **SIDAROUS BOLA**...*Pharmacists*
3232 **PIACCI SUIT OUTLET**..*Clothing-retail*
3236 **CKJ BARGAIN INC**...*Variety Stores*
3236 **DISCOUNT FOOD MISC INC** ...*Miscellaneou*
3240 **NEW WAVE BEAUTY SUPPLY***Cosmetics & P*
3240 **NEW WAVE BEAUTY SUPPLY***Beauty Salons*
3244 **BONUS MERCHANDISE**...*Department Stores<*
3244 **BONUS WIGS**...*Retail Shops*
3244 **HOUSE OF HAIR** ...*Beauty Salons<*
3246 **GATEWAY TAX SVC**...*Tax Return Preparati*
3250 **LAS AUTO INSURANCE**..*Insurance*
3268 **POPEYES CHICKEN & BISCUITS**.*Restaura*
3268 **POPEYES CHICKEN & BISCUITS**.*Foods-ca*
3268 **POPEYES CHICKEN & BISCUITS**.*Cafes*
3272 **PIZZA 8**..*Pizza*
3274 **SUBWAY**...*Restaurants*
3276 **CRENSHAW PLAZA CTR**.*Shopping Centers*
3276 **VAN S NAIL S**..*Health Spas*
3276 **VAN S NAIL S**..*Beauty Salons*
3278 **HONG KONG EXPRESS**..*Restaurants*
3282 **PLAZA FISH MARKET**..*Seafood-retail*
3286 **BUFFALO SPOT**..*Restaurants*
3286 **BUFFALO SPOT**..*Nonclassified Establish*
3288 **CRICKET WIRELESS**..*Cellular Telephones*
3292 **BILL S TACO HOUSE**..*Restaurants*
3300 **COINSTAR**...*Coin & Bill Counting/sortin*
3300 **RALPHS**.*Grocers-retail*
3300 **RALPHS**.*Convenience Stores*

2012 WEST SLAUSON AVENUE

SOURCE: DIGITAL BUSINESS DIRECTORY

3020 **TOBACCO PLACE & MINI MART**...*Cigar Ciga*
3130 **DOREST VILLAGE PARTNERS L.P.***Property*
3210 **CHOICE 1 TOBACCO** ...*Cigar Cigarette & T*
3214 **BOOST UP WIRELESS SOLUTIONS**..*Cellular*
3216 **RAINBOW SHOPS**..*Variety Stores*
3218 **ASHLEY STEWART**...*Women S Apparel-retai*
3222 **ANNAS LINENS**..*Housewares-retail*
3230 **CARDTRONICS ATM**...*Automated Teller Mac*
3230 **RITE AID**...*Pharmacies*
3232 **FAMILY TOTAL FASHION**...*Clothing-retail*
3236 **CKJ BARGAIN INC**...*Variety Stores*
3240 **NEW WAVE BEAUTY SUPPLY***Beauty Salons*
3244 **BONUS MERCHANDISE**...*Variety Stores*
3246 **INSTANT TAX SVC**...*Tax Return Preparati*
3268 **POPEYES CHICKEN & BISCUITS**.*Restaura*
3276 **CRENSHAW PLAZA CTR**.*Shopping Centers*
3276 **VAN S NAIL S**..*Beauty Salons*
3278 **HONG KONG EXPRESS**..*Restaurants*
3280 **CRENSHAW FLORIST**...*Florists-retail*
3282 **PLAZA FISH MARKET**..*Seafood-retail*
3286 **WINGSTOP**...*Restaurants*
3288 **FOOT LOCKER**...*Shoes-retail*
3292 **BILL S TACO HOUSE**..*Restaurants*
3300 **RALPHS**.*Grocers-retail*
3300 **REDBOX**...*Video Rental Kiosks*

3100	XXXX	OO	
X	9TH AVE		
3104	XXXX	OO	
3106	NUNEZ Constantino	323-290-7486	4
3108	ABNER Jesse	323-293-9117	+6
3110	MACHARIA Chevelle C	323-290-3835	3
3112	BULLARD Gigi	323-293-6995	2
	COOK David	323-295-9891	+6
	MORALES Walter	323-291-2219	+6
3114	ANDERSON Robt	323-293-3511	2
3116	XXXX	OO	
3118	MCGEE Pam	323-291-5664	3
	SHAKIR Aesha	323-298-3042	4
3120	CELINE Gerard	323-294-0614	4
	WEBSTER Raymond	323-295-6366	0
3121	DEARBORN Bessie	323-296-8274	9
	JACKSON Evelyn M	323-290-3120	
	TILLMAN Mary	323-292-4489	
3122	HEART Johnathan	323-296-3549	+6
	MEJIA Gilberto	323-294-5057	4
	ULLOA Amilcar	323-295-7851	3
	ULLOA Amilcar	323-295-9883	3
3126	CADENA Jose	323-292-2839	4
3128	BROWN P	323-298-7789	4
	FRIAS Rodolfo	323-292-3234	3
	LINDSEY Nathaniel	323-296-4276	+6
3130	ARELLANO Saul	323-294-3191	3
	DORSET VILLAGE	**323-293-5988**	
	WYCHE Arrena	323-295-9123	+6
3132	GONZALESS Tesizirio	323-291-6244	+6
	RAYGOZA Laura	323-290-3748	+6
	RAYGOZA Laura	323-290-9507	+6
3134	XXXX	OO	
3136	LEMUS Hector M	323-295-5231	+6
	MEJIA Irma A	323-299-3548	4
	RAMIREZ Jorge	323-290-0316	3
3138	XXXX	OO	
3140	XXXX	OO	
3142	BERMUDEZ Guillermo	323-295-8103	4
	MULDER Caressa	323-290-9589	+6
3144	XXXX	OO	
3146	XXXX	OO	
3148	**VARGAS BRIANA M**	**323-295-4996**	4
3150	BROOKS Margaret A	323-295-1838	
	JACKSON Isadora	323-294-9425	4
3154	XXXX	OO	
3156	HARRIS Teddy	323-296-6935	4
	SCOTT Dave	323-291-8084	4
3158	STEWART Roxanne	323-293-4917	4
	TRAHAN Linda	323-292-6725	
X	10TH AVE		

X	10TH AVE		
3202	VELA Vanessa	323-299-7871	+6
3204	XXXX	OO	
3206	PEPITUNE Enrique F	323-291-1175	
	SPENCER Claudia	323-299-6701	4
3207	XXXX	OO	
3210	**AQUA BEST**	**323-299-8693**	4
3214	**ACTION PAGING CORP**	**323-290-3355**	
3215	GARDUNO E	323-293-0317	2
	SANTIZO William	323-291-1689	3
	VERGARA Bernardo	323-295-7009	1
3216	**RAINBOW SHOPS**	**323-290-0494**	4
3218	**ANNA'S LINENS**	**323-295-5598**	
	ASHLEY STEWART	**323-291-8920**	4
3230	**RITE AID PHRMCS CRNSHW PLZA**	**323-295-9661**	9
3232	**PAYLESS SHOESOURCE**	**323-291-1376**	
3236	**CKJ BARGAIN INC**	**323-293-7004**	2
3240	**NEW WAVE BEAUTY SUPPLY**	**323-291-9673**	0
3244	**BONUS MERCHANDISE**	**323-294-9884**	4
3246	**RAY-FA CLEANERS**	**323-291-2848**	
3248	**J PHOTO**	**323-293-2190**	9
3250	**CROWN DIAMONDS**	**323-290-7444**	3
3268	**POPEYES CHICKEN**	**323-294-8116**	
3272	**PIONEER PIZZA**	**323-299-4444**	
3274	**SUBWAY 15121**	**323-296-0996**	
3276	**VAN'S NAILS**	**323-299-2633**	0
3278	**HONG KONG EXPRESS**	**323-298-7480**	
3280	**CRENSHAW FLORIST**	**323-295-2729**	
3282	**PLAZA FISH MARKET**	**323-295-9368**	
3284	**V I P MUSIC**	**323-298-5779**	7
3286	**GAMESTOP**	**323-294-3748**	3
	WELLS FARGO HOME MORTGAGE	**323-292-1608**	3
3288	**FOOT LOCKER**	**323-290-3608**	3
3292	**BILLS TACO HOUSE**	**323-295-4500**	8
X	11TH AVE		
3300	**RALPHS GROCERY COMPANY**	**323-293-0171**	4
3309	**ON STAR LIMOUSINE**	**323-292-3005**	4
	ON STAR LIMOUSINE	**323-292-3004**	4
X	CRENSHAW BLVD		

3100	XXXX	OO	
X	9TH AV		
3104	XXXX	OO	
3106	REYES Ana Myriam	323-296-1727	+3
	THOMAS Martin	323-296-8630	0
3108	XXXX	OO	
3109	GREENE Raymond	323-291-4556	+3
3110	MACHARIA Chevelle C	323-290-3835	+3
3111	XXXX	OO	
3112	BULLARD Gigi	323-293-6995	2
	CARRERA Julio Cesar	323-293-4030	2
3114	ANDERSON Robt	323-293-3511	2
3116	XXXX	OO	
3118	MCGEE Pam	323-291-5664	+3
	SHAKIR Aesha	323-298-3042	+3
3120	PRICE Herbert	323-293-1194	
	WEBSTER Raymond	323-295-6366	0
3121	DEARBORN Bessie	323-296-8274	9
	JACKSON Evelyn M	323-290-3120	
	JERRY Betty J	323-290-1063	2
	TILLMAN Mary	323-292-4489	
3122	ULLOA Amilcar	323-295-7851	+3
3124	XXXX	OO	
3126	XXXX	OO	
3128	FRIAS Rodolfo	323-292-3234	+3
3130	ARELLANO Saul	323-294-3191	+3
	★ DORSET VILLAGE	323-293-5988	
3132	PAXTON Kymberly A	323-290-5335	+3
	SANDERS Brenda	323-290-0762	2
	TATE Bettie J	323-295-1574	0
3134	DOVER Alejandra	323-290-9974	+3
3136	RAMIREZ Jorge	323-290-0316	+3
3138	SCOTT M	323-292-7811	+3
3140	BROWN Lillie	323-291-1505	+3
	IVY Ferguson	323-299-1723	1
3142	CARBAJAL Lorenso	323-298-1530	+3
	TYREE Latosha	323-291-2714	+3
3146	XXXX	OO	
3148	XXXX	OO	
3150	BROOKS Margaret A	323-295-1838	
3154	MARTINEZ Jose M	323-296-7195	1
3156	SPIGNER Seneca	323-291-1427	1
X	10TH AV		
X	11TH AV		
3202	● MACHADO Julio	OO	

	SPIGNER Seneca	323-291-1427	1
X	10TH AV		
X	11TH AV		
3202	● MACHADO Julio	OO	
	PEPITUNE Paul H	323-295-0563	0
	TAYLOR Madelyn	323-292-9832	+3
3204	XXXX	OO	+3
3206	PEPITUNE Enrique F	323-291-1175	
3207	APARTMENTS		
	CAMPBELL Zsazsa	323-294-9483	+3
	DELACRUZ Demetras	323-298-4617	2
	SOLOMON Sherene	323-294-9318	+3
	SOLOMON Sherene	323-815-0731	+3
	SOLOMON Sherene	323-815-0732	+3
4	WILLIAMS Sherene	323-291-7914	1
3207			
3210	★ HAWAIIAN DONUTS	323-298-0861	5
3212	XXXX	OO	
3214	★ ACTION PAGING CORP	323-290-3355	6
3215	GARDUNO E	323-293-0317	2
	SANTIZO William	323-291-1689	+3
	VERGARA Bernardo	323-295-7009	1
3216	★ BEST PRICE FASHIONS	323-292-8340	2
3218	★ ANNAS LINENS	323-295-5598	5
	★ CROWN DIAMONDS	323-290-7444	+3
	★ ONE PRICE CLOTHING STORE	323-293-0496	7
3220	XXXX		
3222	XXXX	OO	
3230	★ RITE AID PHARMACIES PHARMACY	OO	
3232	★ PAYLESS SHOESOURCE	323-295-9661	9
3236	★ VIVA BARGAIN CENTER NO 2	323-291-1376	5
3240	★ NEW STAR BEAUTY SUPPLY INC	323-293-7004	2
3242	XXXX	323-291-9673	0
3246	★ RAY FA CLEANERS	OO	
3248	★ J PHOTO	323-291-2848	6
3250	XXXX	323-293-2190	9
3254	XXXX	OO	
3256	XXXX	OO	
3268	● NA Dong	OO	
	★ POPEYES CHICKEN	OO	+3
3270	XXXX	323-294-8116	6
3272	★ PIONEER PIZZA	OO	
3274	★ SUBWAY SANDWICHES	323-299-4444	6
3276	★ VAN'S NAILS	323-296-0996	6

3270	XXXX	323-294-8116	+3
3272	* PIONEER PIZZA	OO	6
3274	* SUBWAY SANDWICHES	323-299-4444	6
3276	* VAN'S NAILS	323-296-0996	6
3278	* HONG KONG EXPRESS	323-299-2633	0
3280	* CRENSHAW FLORIST	323-296-6227	6
3282	* PLAZA FISH MARKET	323-295-2729	5
3284	* V I P MUSIC	323-295-8368	6
3286	* GAMESTOP	323-298-5779	7
3288	* FOOT LOCKER	323-294-3748	+3
3292	* BILL 'S TACO HOUSE 3	323-290-3608	+3
3293	XXXX	323-295-4500	8
3300	* RALPHS GROCERY COMPANY 275	OO	7
3309	* ONSTAR LIMOUSINE SERVICE	323-299-4804	+3
3310	XXXX	323-296-5466	
3311	XXXX	OO	

3100	XXXX	OO	
3102	XXXX	OO	
3104	TAPLIN Edward	291-9370	+7
3106	XXXX	OO	
3107	* STEWART FAYE B	752-6668	2
3108	XXXX	OO	
3109	XXXX	OO	
3110	XXXX	OO	
3111	XXXX	OO	
3120	PRICE Herbert	293-1194	
3121	JACKSON Evelyn M	290-3120	
	TILLMAN Mary	292-4489	
3122	LYNN Jermaine	293-8656	+7
3124	XXXX	OO	
3126	COX E	294-0832	+7
	LUMPKIN Paul	295-8581	+7
3128	XXXX	OO	
3130	* DORSET VILLAGE	293-5988	
	TOWNS L	296-5487	5
3132	XXXX	OO	
3134	XXXX	OO	
3136	XXXX	OO	
3138	XXXX	OO	
3140	BANKS Sherman	291-2008	9
	RHONE Marrell	293-6762	2
3142	GRIER Felix	294-0386	
3144	WATSON Beverly M	296-8848	
3146	XXXX	OO	
3148	XXXX	OO	
3150	BROOKS Margaret A	295-1838	
	HALL Mercedes	292-0475	6
3156	XXXX	OO	
3158	KEMP Dezzie Mrs	291-9746	8
3202	TIPPETT Wilma	299-0213	
3204	XXXX	OO	
3206	PEPITUNE Enrique F	291-1175	0
3207	XXXX	OO	
3210	* HAWAIIAN DONUTS	298-0861	5
3212	XXXX	OO	
3214	* ACTION PAGING CORP	290-3355	6
3215	XXXX	OO	
3216	XXXX	OO	
3218	* ANNAS LINENS	295-5598	5
	* ONE PRICE CLOTHING STORE	293-0496	+7
3220	XXXX	OO	
3222	* SUPER TRAK	290-6855	5
	* TRAK AUTO	290-6855	5

1997 — WEST SL AUSON AVENUE - B

SOURCE: HAINES

SLAUSON AV W		90043 CONT	
3230	* THRIFTY DRUG INFO	295-9602	5
	* THRIFTY DRUG PHAR	295-9661	5
3232	* PAYLESS SHOESOURCE	291-1376	5
3236	* NATL DOLLAR STR LTD	296-2361	5
3240	* MADAME QUEEN BEAUTY	291-9673	6
3242	XXXX	OO	
3246	* RAY FA CLEANERS	291-2848	6
3248	* K PHOTO	293-2190	6
3250	* K VIDEO	299-2950	6
3254	* CARTER CRAIG DR	294-0180	6
	* UNIVRSL EYE CARE	294-0180	6
3256	* FASHION EXPRESS	296-0172	6
3258	XXXX	OO	
3260	XXXX	OO	
3262	* TOP LINE BEAUTY SLN	290-0355	6
	* TOP LINE BEAUTY SLN	299-2121	6
3268	* POPEYES CHICKEN	294-8116	6
3270	XXXX	OO	
3272	* PIONEER PIZZA	299-4444	6
3274	* SUBWAY SANDWICHES	296-0996	6
3276	* METRO FOR MEN	295-2717	6
3278	* HONG KONG EXPRESS	296-6227	6
3280	* CRENSHAW FLORIST	295-2729	5
3282	* PLAZA FISH MARKET	295-9368	6
3284	* V I P MUSIC	298-5779	+7
3286	* 98 CENT UP TOYS	293-6654	5
3292	XXXX	OO	
3293	* BILL'S TACO HOUSE 3	295-4500	+7
3300	* RALPHS GROCERY COMPANY 275	299-4804	+7
3309	* JACK RABBIT CONTRACTORS&PLMBG	292-2920	6
	* JACK RABBIT PLMBG&HEATING	299-7183	5

1995 — WEST SL AUSON AVENUE

SOURCE: HAINES

	* ROYAL BODY SHOPPERS	290-2311	
3100	ADAMS Clifford	293-0885	
	ADAMS Glenda	293-0885	
3102	XXXX	00	
3104	LOPEZ Ana Maria	291-7482	+5
3106	XXXX	00	
3107	* STEWART FAYE B	752-6668	2
3108	XXXX	00	
3109	XXXX	00	
3110	XXXX	00	
3111	XXXX	00	
3118	GONZALEZ Virginia V	291-5983	2
3120	PRICE Herbert	293-1194	
3121	JACKSON Evelyn M	290-3120	
	TILLMAN Mary	292-4489	
3122	SILVA Jose	295-5540	8
3124	XXXX	00	
3128	XXXX	00	
3130	* DORSET VILLAGE	293-5988	
	TOWNS L	296-5487	+5
3132	XXXX	00	
3134	XXXX	00	
3136	BOWERS Hattie Mae	295-0783	
3138	XXXX	00	
3140	BANKS Sherman	291-2008	9
	RHONE Marrell	293-6762	2
3142	GRIER Felix	294-0386	
3144	WATSON Beverly M	296-8848	
3146	XXXX	00	
3148	FLOWERS Elihue	296-5139	3
3150	BROOKS Margaret A	295-1838	
3156	XXXX	00	
3158	KEMP Dezzie Mrs	291-9746	8
	MARRERO Jan	298-0173	+5
3202	TIPPETT Wilma	299-0213	7
3204	XXXX	00	
3206	PEPITUNE Enrique F	291-1175	0
3207	XXXX	00	
3210	* HAWAIIAN DONUTS	298-0861	+5
3214	XXXX	00	
3215	XXXX	00	
3216	XXXX	00	
3218	* ANNAS LINENS	295-5598	+5
3220	XXXX	00	
3222	* SUPER TRAK	290-6855	+5
	* TRAK AUTO	290-6855	+5
3230	* THRIFTY DRUG INFO	295-9602	+5
	* THRIFTY DRUG PHAR	295-9661	+5
3232	* PAYLESS SHOESOURCE	291-1376	+5
3236	* NATL DOLLAR STR LTD	296-2361	+5
3242	XXXX	00	
3256	XXXX	00	
3258	XXXX	00	
3260	XXXX	00	
3280	* CRENSHAW FLORIST	295-2729	+5
3282	XXXX	00	
3284	* IN TIME ENTP FSHN	293-5373	+5
3286	* 98 CENT UP TOYS	293-6654	+5
3292	* ROOSTERS GOLDN CHKN	291-4544	+5
3300	* BOYS MARKET INC 614	299-4804	8

3100	ADAMS Clifford	293-0885	
	ADAMS Glenda	293-0885	
3102	XXXX	00	
3104	BECERRIL Roberto	295-3025	+1
3107	XXXX	00	
3108	XXXX	00	
3109	*HINES TAX SERVICE	292-1190	7
	STEWART Faye B	752-6668	
3110	COFFEY E V	291-1867	
3111	*A A 1 SERVICES	292-9819	0
3112	GONZALEZ Virginia V	291-5983	+1
	WEBSTER Raymond Jr	292-2733	0
3116	CACERES Alvaro	291-0951	0
3118	XXXX	00	
3120	PRICE Herbert	293-1194	4
3121	CALDWELL Carrie M	294-7015	3
	JACKSON Evelyn M	290-3120	2
	STEVENSON Vertis	296-4635	4
	TILLMAN Mary	292-4489	
3122	FANIEL Billy J	295-3452	0
	SILVA Jose	295-5540	8
3124	WILLIAMS Clara G	291-6874	0
3126	PERRY Walter	294-1414	6
3128	XXXX	00	
3130	*DORSET VILLAGE	293-5988	
3132	XXXX	00	
3134	RODRIGUEZ Dagoberto	293-4830	+1
3136	BOWERS Hattie Mae	295-0783	
	HUSBAND Mary	295-9060	
	HUSBAND Teola	295-9060	
	JONES Harriett	299-8426	8
3138	DONALDSON Lelia	294-3347	
3140	BANKS Sherman	291-2008	9
	BARCENAS Sergio	293-7267	+1
	*JARYENNEH PATIENCE	296-1372	0
3142	GRIER Felix	294-0386	
3144	WATSON Beverly M	296-8848	2
3146	XXXX	00	
3148	XXXX	00	
3150	BIVINS Dennis A	292-0752	9
	BROOKS Margaret A	295-1838	2
3156	ALLEN C	299-4694	
	GRAHAM Naomi E	294-9247	6
3158	KEMP Dezzie Mrs	291-9746	8

3202	GOMEZ Rafael	291-8664	0
	TIPPETT Wilma	299-0213	7
3204	XXXX	00	
3206	PEPITUNE Enrique F	291-1175	0
3207	AGUILAR Delta	295-2364	+1
3210	*HI DONUTS	294-1337	7
3214	*SPORTS CITY	292-3622	8
	*US TOP ENGRG CO	293-9389	0
3216	*ANGIES FASHIONS	294-1949	9
3218	*ANNAS LINEN CO	296-0268	+1
3220	*A I M RENTAL	293-2000	
	*AIM RENTAL	293-2000	8
3222	*TRAK AUTO	293-2925	8
3230	*THRIFTY DRUG INFO	299-2828	
	*THRIFTY DRUG PHAR	295-0880	
3236	*CHECK CASHING CNTR	292-3651	9
	*NATL DOLLAR STR LTD	296-8444	
	*PAYLESS SHOE SOURCE	296-9041	9
	*WESTRN UNION CNSMR	292-3651	0
3242	*K VIDEO&1 HR PHOTO	296-5710	8
	*ONE HOUR VIDEO	294-6852	8
3250	*NEW STAR BTY SPLY	295-5644	8
3256	*FASHION ONE	299-5822	8
3258	XXXX	00	
3260	*LEES LAUNDROMAT	291-1300	
3264	*KITCHEN MART	293-1172	9
	*RAY FA CLNRS&LNDRY	295-3127	
	*S O S DESIGNING	293-1172	9
3268	*WENDYS HAMBURGERS	294-1950	8

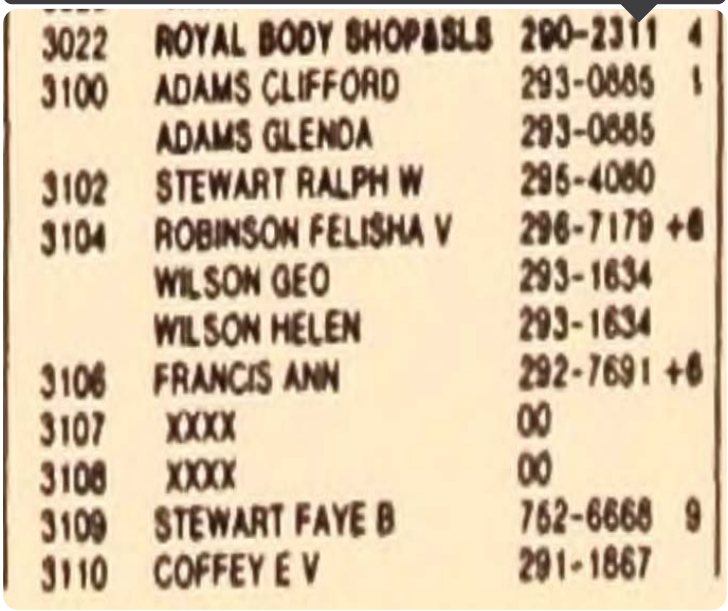
1991 WEST SL AUSON AVENUE - C

SOURCE: HAINES

SLAUSON AV W		90043 CONT
3270	★PIONEER PIZZA	296-4444
3272	★SWETTIES YOGRT&TRTS	294-9667
3274	★RADIO SHACK	293-8481
	★TANDY	293-8481
3278	★CHINESE ROYAL REST	291-6758
3282	★HATS&ACCESSORIES	295-3959
3284	★IN TIME ENTERPRISES	293-9819
3286	★DUKES MENSWEAR	292-1507
3292	★GOLDEN CHICKEN	291-2788
	★ROOSTERS GLDN CHCKN	291-2788
3300	★BOYS MARKET INC 14	299-4804
3309	★HEALTH CONNECTIONS	292-2570
3310	★ADKINS CURTIS J DDS	292-0231
	★FAULKNER WM E DDS	292-0231

1986 WEST SL AUSON AVENUE - A

SOURCE: HAINES



3022	ROYAL BODY SHOP&SLS	290-2311	4
3100	ADAMS CLIFFORD	293-0885	1
	ADAMS GLENDA	293-0885	
3102	STEWART RALPH W	295-4080	
3104	ROBINSON FELISHA V	296-7179	+8
	WILSON GEO	293-1634	
	WILSON HELEN	293-1634	
3106	FRANCIS ANN	292-7691	+8
3107	XXXX	00	
3108	XXXX	00	
3109	STEWART FAYE B	762-6668	9
3110	COFFEY E V	291-1867	

..SLAUSON AV W		90043 CONT..	
3111	LEIS GEO S	290-0371	+6
3112	ADAMS BESSIE B	295-7251	
	WILLIAMS ELVIRA C	291-8888	
3114	ROBATEAU WILFRED C	291-7788	+6
3116	XXXX	00	
3118	GRIGGS YOLANDA S	294-4913	+6
3120	PRICE HERBERT	293-1194	4
	SIMON STEVE	295-9327	+6
3121	APARTMENTS		
	ADDISON LOVELL MRS	293-7367	
	BENTON D K	293-6513	5
	CALDWELL CARRIE M	294-7015	3
	JACKSON EVELYN M	290-3120	2
	STEVENSON VERTIS	296-4635	4
	STEWART B J	299-4285	+6
	STEWART B J	292-8415	+6
	TILLMAN MARY	292-4489	
3121			
3122	EDWARDS G	296-2558	1
	GILBERT PAUL	291-3085	5
3124	XXXX	00	
3126	CAMERON GEO	291-2657	5
	JOHNSON JOSEPHINE	291-3314	
	PERRY WALTER	294-1414	+6
3128	COSTON RILEY	295-3528	0
3130	DORSET VILLAGE	293-5968	1
3132	STEWART ROBT L	291-5486	+6
3134	MCKNIGHT DOROTHY	295-6471	+6
3136	BOWERS HATTIE MAE	295-0783	
	HUSBAND MARY	295-9060	0
	HUSBAND TEOLA	295-9060	
	MCLEAR BASILIO	294-7107	+6
3138	DONALDSON LELIA	294-3347	0
3140	XXXX	00	
3142	BAILEY YUSUF B	295-7590	5
	GRIER FELIX	294-0386	
3144	HILL CHRIS	294-9142	+6
	WATSON BEVERLY M	296-8848	2
3146	XXXX	00	
3148	XXXX	00	
3150	BROOKS MARGARET A	295-1838	2
3156	ALLEN C	299-4694	
	GRAHAM CURLEY JR	294-9247	+6
3158	MCKNIGHT CARL REV	292-5638	9
	PRICE ANDREW	291-1309	1

3202	FRAZIER J	295-5580	+6
3204	XXXX	00	
3206	BAKER GEO	291-1761	
3210	XXXX	00	
3214	BONUS WIGS	296-7373	
3218	RADIO SHACK	296-0940	
3220	DISCOUNT FURNITURE	299-9678	4
3222	KISS FULL SERVICE	295-2518	4
3230	THRIFTY DRUG INFO	299-2828	0
	THRIFTY DRUG PHRMCY	295-0880	9
3236	NATL DOLLAR STR LTD	296-8444	
3242	FOOD STAMPS INC	292-6788	7
3244	ZION SHOES	296-6976	
3246	CHUCKS BEAUTY SPLY	296-2530	
3250	KIMS FASHIONS	291-7114	9
3254	NEW FRENCH MENS WER	299-0577	3
3256	TARGET DISC RECORDS	294-9113	+6
3258	XXXX	00	
3260	LEES LAUNDROMAT	291-1300	1
3262	XXXX	00	
3264	RAY FA CLNRSALNDRY	295-3127	
3300	XXXX	00	
3309	AFRCNA IMPS ASC LTD	294-8151	1
	AFRICAN IMPORTS	294-8151	
	ASCO LTD AFRKNA IMP	294-8151	

3100	ADAMS CLIFFORD	293-0885 +1
3102	STEWART RALPH W	295-4080
3104	DAVIS BLANCHE T	293-4212 8
	ROBINSON FELISHA	296-7179 +1
	WILSON GEO	293-1634 3
	WILSON HELEN	293-1634
3106	PERRY WALTER	294-1414 +1
	SHELTON LOUISA	296-4475 6
3107	XXXX	00
3108	XXXX	00
3109	M BURKS AGCY	290-0698 +1
	STEWART FAYE B	752-6668 9
3110	COFFEY E V	291-1867 2
3111	GREEN MAINTENANCE	293-6371 +1
3112	ADAMS BESSIE B	295-7251 5
	WILLIAMS ELVIRA C	291-8888 5

SLAUSON AV W		90043 CONT
3114	XXXX	00
3116	DULANEY ADA	299-5614 +1
3118	HARRIS IRENE	296-3364 +1
	STANDIFER M	292-4506 0
3120	WILSON M O	293-8832 5
3121	APARTMENTS	
5	ADDISON LOVELL-MRS	293-7367 5
	BARBER POLLIE	292-4336 +1
1	BEAVERS JOHNNYE MRS	294-8828
7	CALDWELL CARRIE M	294-7015 5
3	CAMPBELL A E	291-3660 4
2	TILLMAN MARY	292-4489 4
3121		
3122	ARNOLD C WREV	294-0819 +1
	CASTRO WILLIE	291-1570 5
	EDWARDS G	296-2558 +1
3124	COOPER IRMA V	299-8714 8
3126	CAMERON GEORGE	299-0880 9
	JOHNSON JOSEPHINE	291-3314 5
3128	COSTON RILEY	295-3528 0
	GREEN WM-MRS	294-6255 0
	MCNEAL BESSIE MAE	292-7674
	SMITH CORA D	299-1620 +1
3130	DORSET VILLAGE	293-5988 +1
	GOINGS RAYMOND H	294-2053 0
3132	BREWSTER COURTNEY	296-1979 9
3134	DRAKE MARY M	295-8770 +1
	WILLIS IRVING B	293-6366 9
3136	ATWATER NAOMI E	291-6389 0
	BOWERS HATTIE MAE	295-0783 3
	HUSBAND MARY	295-9060 0
	HUSBAND TEOLA	295-9060
3138	DONALDSON LELIA	294-3347 0
3140	BERG FLORENCE C	291-3631 0
3142	GRIER FELIX	294-0386 4
	THOMAS CURTIS	299-6083 9
3144	XXXX	00
3146	FIELDS CONSTRUCTION	294-5005 8
3148	XXXX	00
3150	BROWN SYBIL E	292-7694 9
	COHEN EULA	299-8643 +1
3156	ALLEN C	299-4694 5
3158	FULLER C B	292-5206 0
	MCKNIGHT CARL-REV	292-5638 9
	PRICE ANDREW	291-1309 +1
	SIMS C C	292-1487 +1

1981 — **WEST SL AUSON AVENUE - C**

SOURCE: HAINES

3202	COLEMAN CRYSTAL	294-7096	+1
3204	BAKER CORA	294-2416	0
3206	BAKER GEO	291-1761	4
	JACKSON RENEAU	291-9555	3
	LUCKETT CARMEN	299-0800	+1
3210	CALIF DONUTS NO 37	296-5003	3
3214	BONUS WIGS	296-7373	3
3218	RADIO SHACK	296-0940	4
3220	BLUE CHIP STMP RDMP	295-4201	0
3230	THRIFTY DRUG STORE	299-2828	0
	THRIFTY DRUG&DISC	295-0880	9
3236	NATL DOLLAR STORE	296-8444	
3242	FOOD STAMPS INC	292-6788	7
3244	ZION SHOES	296-6976	3
3246	CHUCKS BEAUTY SPLY	296-2530	
3250	KIMS FASHIONS	291-7114	9
3254	FRENCHYS MENS WEAR	299-0577	9
3256	CRENSHAW SLAUSON CT	299-5323	0
	TARGET DISCNT RCRD	296-9967	+1
3258	SOONS CARD&GIFT SHP	292-1044	+1
3260	LEES LAUNDROMAT	291-1300	+1
3262	JOYS CHLDRNS CLTHNG	290-1386	0
3264	RAY FA CLNRS&LNDRY	295-3127	
3300	RALPHS GROCERY CO	295-8229	
3309	AFRICAN IMPORTS	294-8151	+1
	ASCO LTD	294-8151	+1

1975 — **WEST SL AUSON AVENUE - A**

SOURCE: HAINES

3022	*ANGE GARAGE	292-6607
	*ANGES GARAGE	292-6609
3102	STEWART RALPH W	295-4080
3104	WILSON GEO	293-1634 3
	WILSON HELEN	293-1634
3106	XXXX	00
3107	XXXX	00
3108	XXXX	00
3110	COFFEY E V	291-1867 2
3111	XXXX	00
3112	ADAMS BESSIE B	295-7251+5
	BURWELL VELMA E	293-5789
	WILLIAMS ELVIRA C	291-8888+5
3114	HANEY DOREATHA	299-3623+5
3116	WADE CORA	292-8655 4
3118	GHESS VINCENT D	296-3917 4
	LAWRENCE BONITA	296-3480+5
3120	BROWN ESTELLA	292-7353
	LAWSON V	292-2896 4
	WILSON M O	293-8832+5
3121	....APARTMENTS	
	ADDISON LOVELL MRS	293-7367+5
8	ANDERSON RUDOLPH	292-8993 0
1	BEAVERS JOHNNYE MRS	294-8828
	CALDWELL CARRIE M	294-7015+5
3	CAMPBELL A E	291-3660 4
12	TAPPS MARY	292-0857 4
2	TILLMAN MARY	292-4489 4
11	WELLS WILLIE	294-8798
3121	.....	
3122	CASTRO WILLIE	291-1570+5
	GOTHWRIGHT ANN	294-1431+5
3124	PEAK DAVIE DELLA	295-0313
3126	JOHNSON JOSEPHINE	291-3314+5
3128	GREEN WM MRS	294-6255 0
	MCNEAL BESSIE MAE	292-7674
3130	....DORSET VILLAGE	
	*DORSET VILLAGE	293-5988 4
3130	.....	
3132	BARNES MURIEL	291-3471+5
	HENDERSON ORALINE	296-8476
	OWENS Z	294-0640+5
3134	ROGERS MARTHA	294-7289+5
3136	ATWATER NAOMI E	291-6389 0
	BOWERS HATTIE MAE	295-0783 3
	HUSBAND MARY	295-9060 0
	HUSBAND TEOLA	295-9060
3138	XXXX	00
3140	JONES JUDY K	296-6156 2
	POLLARD OLIVIA	293-0869+5
3142	GRIER FELIX	294-0386 4
3144	MACKEY JAS	292-2806+5
3146	XXXX	00
3148	BURNS EMMA	295-5865 4
3150	BUCKNER ESTHER A	299-0161
	HARRIS PERCY	294-7428+5
3156	ALLEN C	299-4694+5

1975 WEST SL AUSON AVENUE - B
SOURCE: HAINES

..SLAUSON AVE W 90043 CONT..
FLEMING ALFRED 291-6149+5
3158 FULLER CARRIE B 292-5206+5
3202 JACKSON BARBARA R 293-3675+5
JACKSON GEORGIA M 293-3675+5
JACKSON HERBERT 293-3675+5
STONE C 295-0144+5
3204 BAKER CORA 294-2416 0
BAKER JAS E 293-7554 2
3206 BAKER GEO 291-1761 4
JACKSON RENEAU 291-9555 3
3210*CALIF DONUTS NO 37 296-5003 3
3214*BONUS WIGS 296-7373 3
3218*RADIO SHACK 296-0940 4
3220*BLUE CHIP STMP RDMP295-4201 0
3230*THRIFTY DRUG STORES299-2828 0
3236*NATL DOLLAR STORE 296-8444
3242*BICYCLES OF WORLD 299-8303+5
3244*ZION SHOES 296-6976 3
3246*CHUCKS BEAUTY SPPLY296-2530
3250*MONIQUES FASHION 296-3444
3254*TARGET DISCNT RECRD296-8978 4
3256*MISTER JS FASHN MEN295-3356 2
3258*APROPO CARDS&GIFTS 292-1044
3262*SEIBU REALTY CO INC292-0661
3264*RAY FA CLNRS&LNDRY 295-3127
3300*RALPHS GROCERY CO 295-8229
3309*ASCO LTD 296-6580 3

1971 WEST SL AUSON AVENUE - A
SOURCE: STREET ADDRESS DIRECTORY

3019 Tops & Bottom 292-6609
3022 Ange's Garage 296-9701
3022 B & B Tire Service 295-4080
3102 Stewart Ralph W 293-1634
3104
-2 Wilson Geo 295-4996
-4 Lytle Margaret 291-2215
3107 Colin Theresa M 291-8536
3108 Palmer A K 291-1867
3110
-2 Coffey E V 294-5311
3111 Castorina S 293-5789
3112
-1 Burwell Velma E Judy 291-9106
3114
-1 Seyfarth Clarence A Mrs 292-2903
3116
-1 Thompson Estelle A Mrs 292-8655
-3 Wade Wm 291-5536
3118
-2 Gordon Doris R 292-7353
3120
-4 Brown Estella 294-8828
3121
-1 Beavers Johnnye E Mrs 292-8993
-8 Anderson Rudolph 296-5532
-9 McLaughlin Tiny B 294-8798
-11 Wells Willie 293-6057
3122
-1 Cattell V M 292-5617
-2 Bell Leola 292-8855
-3 Ross Willie Van .....

3124
-2 Peak Davie Della 295-0313
3126
-1 Cold Dorothy 292-2305
-3 Walker Jan Marie 291-2017
-4 Harris Linda 296-3608
3128
-2 Taylor Sidney 296-6670
-3 McNeal Bessie Mae 292-7674
-4 Green Wm Mrs 294-6255
3130
-1 Dorset Village 293-5988
-3 Robinson Geo 293-2292
-4 Belling Anna 293-1453
3132
-1 Henderson Oraline 296-8476
-1 Henderson Sheila 299-0241
3134
-3 Dyer Ora 296-0160
3136
-2 Atwater Naomi E 291-6389
-3 Husband Teola 295-9060
3140
-1 Jones Judy K 296-6156
3142
-3 Gresswell Linda Berg 292-3965
-4 Lewis Clara 292-3623
3144
-1 Mitchell Benny 291-8544
3146
-2 Williams Elvira C Mrs 291-8888
3148
-1 Lightfoot Lillie 295-9549
-2 Morgan Ann E 295-1493
3150
-2 Buckner Esther A 299-0161
3156
-1 Roussel Helena 291-5995
-3 Williams Helen 291-7802
-4 Morris Sidney 299-3398
3158
-1 Johnson Lula 292-6216

3204
-1 Baker Jas E 293-7554
-1 Baker Cora 294-2416
3206
-3 Threatt Johnnye 296-5569
3210 Allied Radio Shack Division
Of Tandy 296-0940
3210 Calif Donuts No 37 296-9522
3220 Blue Chip Stamps
Redemption Stores 295-4201
3230 Thrifty Drug Stores Co Inc ..299-2828
3236 Natl Dollar Stores 296-8444
3244 Shoeland 296-9060
3246 Chuck's Beauty Supply 296-2530
3250 Monique's Fashion 296-3444
3254 Target Record Co 299-0102
3256 Mr J's Fashions For Men ...295-3356
3258 Apropo Cards & Gifts 292-1044
3262 Seibu Realty Co Inc 292-0661
3264 Ray-Fa Cleaners & Laundry .295-3127
3300 Ralphs Grocery Company ...295-8229
3310 Lofton Adkins And Paxton ..292-0231
3311 Pride Building Maintenance .293-6118
3311 Supreme Portable Steam
Cleaning 296-6822
Coiffure 296-9794

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3022	ANGIES GARAGE	AX26609
3102	URO ALFREDO	2961558
3104	APARTMENT	
1•	FEHELEY JERRY	AX16515
2•	MARSH RUTH M	AX18593
3•	COVERLY H P	AX15174
4•	HOEGL EBERHARD	AX47258
3106	APARTMENT	
2•	STRUTMAN JOHN W	AX27760
3•	STEPHENS EVA	AX51561
4•	MUCCIA VINCENT	AX39332
3107	ARMENAKIAN D MRS	AX28071
3108	BRENNAN MARY	AX43345
3109	MARG ANN BTY	AX33189
3110	JOHNSON ELLEN E	2918148
3111	CASTORINA S	AX45311
3112	APARTMENT	
1•	BENS TRANSFER	AX33042
2•	WOODS JOS	2960157
4•	PARSONS PAT	2948792
3114	APARTMENT	
1•	SEYFARTH C A	AX19106
3116	APARTMENT	
3•	FLORES RAYMOND	AX50853
4•	PULONE DOMINICK	2961195
3118	APARTMENT	
1•	LARSON CARL	2948770
2•	GORDON DORIS R	AX15536
3•	POTURICA J	AX42661
4•	WHITAKER WALTER L	AX45958
3120	APARTMENT	
1•	MAURER HARRY E	AX26037
2•	DRAKE LILA E	AX25086
3•	LINENBERGER FRANK J	AX47939
4•	DIEBOLD CARROLL	AX19808
3121	APARTMENT	
1•	KLEIN R MRS	AX54948
2•	COHEN ALBERT	AX58746
3•	CHEPLOVE D R	AX14944
4•	ALLISON H D	AX10570
5•	PAULUS NOLA E	AX56281
6•	DE SIMONE CAROL E	AX44354
9•	ORLIN ALLAN I	AX55626
10•	HERRINGTON GRACE E	AX23034
11•	BINIAK FRANK E	AX40498
17•	LOW JAY	AX30640
3122	APARTMENT	
1•	CATTELL MILDRED	AX36057
3•	SIROTA LOUIS	AX54689
3124	APARTMENT	
1•	KIESS MARY B	AX23430
2•	NICHANDROS LUCILLE	AX57391
3126	APARTMENT	
2•	KONIG MARY T	AX38746
3•	BLACK ROBT E	AX55369
4•	LOWREY N S	AX33294

3128	APARTMENT	
3•	FARRAR CARL H	AX14968
4•	KENNEDY E B	AX18932
3130	APARTMENT	
1•	DORSET VILLAGE	AX35988
3•	LITHGOW JUDY	2947425
4•	BELLING ANNA	AX31453
3132	APARTMENT	
1•	JONES W D	AX14707
2•	GRAHAM NOLA E	AX27941
3•	BRAMBLE CLAIRE	AX33885
3134	APARTMENT	
1•	RAY DOROTHY	AX42152
2•	OSBORN MABEL L	AX49267
3•	NELSON SYLVIA L	AX48546
3136	APARTMENT	
1•	ROMERO N A	AX40961
3•	JOHNSON WILLIS E	AX1683C
3138	APARTMENT	
1•	SENNE K V	AX47371
3140	APARTMENT	
1•	LOCURTO PHILIP	AX34763
2•	PAVELIS GEO D	AX54645
3•	BUSBY LEO S MRS	AX10569
4•	TRITT MADELYN	AX14160
3142	APARTMENT	
1•	WIEST EINNIFRED	AX35687
2•	POWE ADELINE M	AX36984
3•	NORBERG DELMER L	AX26089
4•	DREHER EDW C	AX34045
3144	APARTMENT	
1•	COUCH ELLA L	AX41175
2•	COFIELD CURTIS C	AX33873
3•	ELLIS CALVIN O	AX33740
3•	MONIHAN EDNA	AX52855
4•	MOORE JOHN D	AX46681
3146	APARTMENT	
1•	NORMAN J L	AX41814
2•	GULLO CARMEN F	AX20094
3148	APARTMENT	
1•	ADAMS LULU F	AX12161
2•	MEIS EDW B MRS	AX31029
3150	APARTMENT	
2•	GROSSMAN ANNA B	AX27023
3154	APARTMENT	
3154	ANDERSON K M KNITTNG	AX23916
3156	APARTMENT	
1•	ATHERLEY HAROLD F	AX50752
3•	MONA WM R MRS	AX34955
3158	APARTMENT	
1•	DUNHAM E M	AX51978
2•	HARTIGAN R J	AX38762

		APARTMENT	
3202	1e	BOROWITZ JOHANN	AX46912
	2e	KANOY C L	AX14292
	4e	CRONAUER JOHN C	AX37038
		APARTMENT	
3204	1e	MAURICE MANOR	AX15294
	2e	LAWSON MARGARET	AX36378
		APARTMENT	
3206	1e	SILVA HENRY M	AX43402
	2e	CONTRI EVA L	AX28641
	3e	SCHMUTZ JEAN	AX30579
	4e	BRUNSMANN E K	AX58610
3215		HEWLINGS OLIVE	AX41572
3300		ST MARYS ACADEMY	AX54105
3309		DOT CHAN HAN	AX37664
3311		MEDALLION ENGRAVERS	2940255

3022 W Slausn Av Ange Garage .....AX 2-6609
3022 W Slausn Ange's Garage .....AX 2-6609
3100 W Slausn Av Schneider Ruth C.....AX 4-2740
3102 W Slausn Av McGregor Rob .....AX 4-3729
3104 W Slausn
Apt 1 Allison M H.....AX 4-6924
Apt 2 Platamone Peter J.....AX 4-1469
Apt 3 Coverly Herbert P.....AX 1-5174
Apt 4 Adams Joan E.....AX 4-8306
3106 W Slausn
Apt 2 Sentovich Chris .....AX 4-5573
Apt 3 Ebenow Otto .....AX 1-0756
3107 W Slausn Av Armenakian D Mrs...AX 2-8071
3108 W Slausn Av Brennan Mary .....AX 4-3345
3109 W Slausn Marg-Ann Beauty Salon..AX 3-3189
3111 W Slausn Castorina S dates.....AX 4-5311
3111 W Slausn Pride of the Desert Castorina S dates.AX 4-5311
3112 W Slausn
Apt 1 Marzec Richard .....AX 5-3481
Apt 4 Weiss Sidney P.....AX 1-6825
3114 W Slausn
Apt 1 Seyfarth Clarence A Mrs.....AX 1-9106
Apt 2 Siegmeier F M.....AX 5-5667
3116 W Slausn
Apt 2 Wiederspan Harlan H.....AX 3-2836
Apt 3 Heglin Gerald L.....AX 1-9324
Apt 4 Dyck Frank A r.....AX 1-6192
3118 W Slausn
Apt 1 Sentovich John J.....AX 2-7329
Apt 2 Merle Norman Cosmetic Studios.AX 1-4113
Apt 2 Norman Merle Cosmetic Studios.AX 1-4113
Apt 3 Poturica John .....AX 4-2661
Apt 4 MacFarlane E A.....AX 3-0031
3120 W Slausn
Apt 2 Drake Lila-Estelle Medley r....AX 2-5086
Apt 3 Fish Thos C .....AX 5-5194
Apt 4 Kanode Wilton .....AX 5-6113
3121 W Slausn Av
Apt 1 Klein Rony Mrs.....AX 5-4948
Apt 2 Pinkston E Alan .....AX 5-7560
Apt 3 McAuliffe V L.....AX 3-7984
Apt 3 Price L M.....AX 3-7984
Apt 4 Allison H D.....AX 1-0570
Apt 5 Mahn Julia E.....AX 5-3416
Apt 7 Patterson Robt W.....AX 1-9590
Apt 8 Teasta Jerry .....AX 3-2575
Apt 9 Garinger Jaque Lee.....AX 5-8583
Apt 12 Schulte C A.....AX 4-5643
3122 W Slausn
Apt 1 Cattell Mildred r.....AX 3-6057
Apt 1 Zied Ted .....AX 2-1546
Apt 2 Payne Artise V.....AX 1-0857
Apt 3 Sirota Louis .....AX 5-4689
Apt 4 Cruise Edw M.....AX 3-0795
3124 W Slausn Av
Apt 1 Shannon Chas .....AX 3-0922
Apt 1 Shannon Sandra .....AX 3-0922
3126 W Slausn
Apt 3 Low Jay .....AX 3-0640
Apt 4 Lowrey Nat S r.....AX 3-3294
3128 W Slausn
Apt 1 Wiley W L.....AX 1-9871
Apt 2 Page Wm E.....AX 4-9465
Apt 4 Kennedy Ellen B.....AX 1-8932
3130 W Slausn (Dorset Village)
Apt 1 Allen Mabel Mrs.....AX 3-5988
Apt 2 Van Wart Gail Mrs.....AX 2-9105
Apt 4 Dunn Harold J.....AX 5-1820
3132 W Slausn
Apt 1 Jones W D r.....AX 1-4707
Apt 2 Johnson Chas O.....AX 2-0042
Apt 3 Bramble Claire .....AX 3-3885
3134 W Slausn
Apt 1 Ray Dorothy .....AX 4-2152
Apt 2 Osborn Mabel Lawton.....AX 4-9267
Apt 3 Nelson Sylvia Lane.....AX 4-8546
Apt 4 Patton Thos G.....AX 2-0829

3136 W Slausn
Apt 1 Tomkins Ralph G.....AX 4-4713
Apt 2 Houck Mabel .....AX 1-3928
Apt 3 Bramble John C.....AX 4-3884
Apt 3 Spears S B Mrs.....AX 1-1591
3138 W Slausn Av
Apt 1 Senne Katherine V.....AX 4-7371
3140 W Slausn
Apt 1 Steinbroner John .....AX 2-4126
Apt 2 Corrick Chas L r .....AX 2-8277
Apt 3 Marritt Jas A.....AX 5-1385
Apt 4 Craft Herbert D r.....AX 1-4764
3142 W Slausn
Apt 1 Wiest Winnifred N.....AX 3-5687
Apt 2 Powe Adeline M.....AX 3-6984
Apt 3 Twining Esther .....AX 3-6408
Apt 4 Walker Edwin G.....AX 2-9446
3144 W Slausn
Apt 1 Couch Ella L.....AX 4-1175
Apt 2 Eason David R Mrs.....AX 1-8117
Apt 3 Monihan Edna Mae.....AX 5-2855
3146 W Slausn
Apt 3 Conklin Len R.....AX 1-1739
Apt 3 Haskell Sadie M Mrs.....AX 1-1739
3148 W Slausn
Apt 1 Adams Lulu F.....AX 1-2161
3150 W Slausn Av
Apt 2 Simmons Georgia A.....AX 5-4908
Apt 3 Feybush Peter C.....AX 5-5568
3154 W Slausn Av
Apt 2 Case Geo R.....AX 2-8360
3156 W Slausn
Apt 3 Burke Michael .....AX 5-1089
3158 W Slausn
Apt 1 Dunham Eva M Mrs.....AX 5-1978
Apt 2 Rich Franklin D.....AX 4-1614
Apt 3 Barker Blanche .....AX 1-3016
Apt 4 Asermely Marion .....AX 5-8367
3202 W Slausn
Apt 1 Pace Edna M.....AX 1-6586
Apt 1 Pace Jos P.....AX 1-6586
Apt 2 Kanoy C L.....AX 1-4292
Apt 4 Cronauer John C.....AX 3-7038
Apt 4 Follansbee Jas C.....AX 3-7038
3204 W Slausn
Apt 1 Eldridge Anita Maurice Manor..AX 1-5294
Apt 1 Maurice Manor .....AX 1-5294
Apt 2 Ashley Gena .....AX 3-6378
Apt 2 Lawson Margaret A.....AX 3-6378
3206 W Slausn
Apt 1 Mispagel Leo E.....AX 4-3288
Apt 2 Kilby Ermine .....AX 3-1261
Apt 3 Newman Dennis L.....AX 5-5081
Apt 4 McMullen Janey .....AX 1-4858
3215 W Slausn Av Hewlings Olive .....AX 4-1572
3300 W Slausn Av St Mary's Academy admin ofc AX 4-9002
3300 W Slausn Saint Mary's Academy Convent AX 4-9851

3100 W Slausn Av Anderson R V.....AX 4-0225
3104 W Slausn
Apt 1 Allison M H.....AX 4-6924
Apt 2 Laubach B A.....AX 5-1372
Apt 3 Coverly Herbert P.....AX 1-5174
Apt 4 Adams John F.....AX 4-8306
3106 W Slausn
Apt 1 Broderson Robt D.....AX 4-6610
Apt 2 Busby Leo S Mrs.....AX 1-8679
Apt 3 Ebenow Otto .....AX 1-0756
Apt 4 Marritt Jas A.....AX 5-1385
3107 W Slausn Av Stangle Kay .....AX 3-0934
3108 W Slausn Av Brennan Mary .....AX 4-3345
3109 W Slausn Marg-Ann Beauty Salon..AX 3-3189
3110 W Slausn Av Moeller Donald R....AX 4-2602
3111 W Slausn Castorina S dates.....AX 4-5311
3111 W Slausn Pride of the Desert Castorina S dates.AX 4-5311
3112 W Slausn
Apt 1 Skomski R D.....AX 3-1196
Apt 2 Wilhite Leota r.....AX 1-1560
Apt 3 Logan Monte .....AX 1-2250
Apt 4 Weiss Sidney P.....AX 1-6825
3114 W Slausn
Apt 1 Seyfarth Clarence A Mrs.....AX 1-9106
3116 W Slausn
Apt 1 Harootunian Violet .....AX 1-0643
Apt 4 Dyck Frank A r.....AX 1-6192
3118 W Slausn
Apt 2 MacDonald Gordon W.....AX 2-5498
Apt 4 Coolidge Harrison .....AX 1-9131
3118 W Slausn Av Heckerman Wm L....AX 1-9683
3120 W Slausn
Apt 1 La Face Jas.....AX 3-4848
Apt 2 Drake Lila-Estelle Medley r....AX 2-5086
Apt 3 Dinkin Robt .....AX 1-5456
3122 W Slausn
Apt 1 Cattell Mildred r.....AX 3-6057
Apt 1 Zied Ted r.....AX 2-1546
Apt 3 Boultinghouse Vivian .....AX 1-6350
Apt 4 Smith Welmar E.....AX 4-6994
3124 W Slausn Av
Apt 1 Spence Glenn A.....AX 3-3826
3124 W Slausn Jackson May r.....AX 3-1238
3126 W Slausn
Apt 3 Low Jay .....AX 3-0640
Apt 4 Lowrey Nat S r.....AX 3-3294
3128 W Slausn
Apt 1 Wiley W L.....AX 1-9871
Apt 2 Page Wm E.....AX 4-9465
Apt 3 Albamonte Salvatore .....AX 2-3541
Apt 4 Gallagher Mary K.....AX 4-6246
3130 W Slausn (Dorset Village)
Apt 1 Allen Mabel Mrs.....AX 3-5988
Apt 1 Hessong Floyd E.....AX 1-3490
Apt 3 Terry G C Jr.....AX 4-7998
Apt 4 Dunn Harold J.....AX 5-1820

3130 W Slausn Av Buckley Maud H.....AX 2-4962
3132 W Slausn
Apt 1 Jones W D r.....AX 1-4707
Apt 2 Johnson Chas O.....AX 2-0042
Apt 3 Bramble Claire .....AX 3-3885
Apt 4 Yost Jack A .....AX 1-6956
3134 W Slausn
Apt 1 Greene Mary .....AX 4-2152
Apt 1 Ray Dorothy .....AX 4-2152
Apt 2 Fradelis Jos .....AX 4-4066
Apt 3 Quain Lee .....AX 2-7911
Apt 4 Patton Thos G.....AX 2-0829
3136 W Slausn
Apt 1 Tomkins Ralph G.....AX 4-4713
Apt 2 Haney Allen Z.....AX 2-2077
Apt 3 Bramble John C.....AX 4-3884
Apt 3 Spears S B Mrs.....AX 1-1591
Apt 4 Shaffer Joan .....AX 4-1425
● 3138 W Slausn Av
Apt 1 Van Leer Ada .....AX 1-1646
3140 W Slausn
Apt 1 Haggar Paul John.....AX 2-6535
Apt 2 Corrick Chas L r .....AX 2-8277
Apt 3 Pollak Marcus H Dr.....AX 5-1104
Apt 4 Craft Herbert D r.....AX 1-4764
3142 W Slausn
Apt 1 Wiest Winnifred N.....AX 3-5687
Apt 2 Powe Adeline M.....AX 3-6984
Apt 3 Twining Esther .....AX 3-6408
Apt 4 Walker Edwin G.....AX 2-9446
3144 W Slausn
Apt 1 Hawthorne R A Mrs.....AX 3-7024
Apt 2 Eason David R Mrs.....AX 1-8117
Apt 3 Iden Myrna M Mrs.....AX 1-8967
3146 W Slausn
Apt 1 Dallolio Peppino .....AX 4-3774
Apt 2 Dyer Carolyn .....AX 4-4341
Apt 2 Lubka Carolyn .....AX 4-4341
Apt 3 Conklin Len R.....AX 1-1739
Apt 3 Haskell Jas G.....AX 1-1739
Apt 4 Kenoe J F.....AX 3-4816
3148 W Slausn
Apt 1 Adams J F r.....AX 1-2161
3148 W Slausn Av Helmuth S D.....AX 5-1615

3150 W Slausn Av
Apt 1 Graham Thos L.....AX 3-3589
Apt 2 Dressler Evelyn .....AX 3-7025
Apt 3 Rich Franklin D .....AX 4-1614
● 3154 W Slausn Av
Apt 2 Case Geo R.....AX 2-8360
3156 W Slausn
Apt 1 Dittus Allan E.....AX 2-7284
Apt 4 De Witt Raymond.....AX 1-5475
3158 W Slausn
Apt 1 Dunham Eva M Mrs.....AX 5-1978
Apt 2 Grantham D V.....AX 3-1707
Apt 3 Barker Blanche .....AX 1-3016
Apt 4 Corwin Paul P Mrs.....AX 1-8722
3202 W Slausn
Apt 2 Brice Danl P.....AX 1-7337
Apt 3 Yanke Patricia .....AX 2-4693
Apt 4 Cronauer John C.....AX 3-7038
Apt 4 Follansbee Jas C.....AX 3-7038
3204 W Slausn
Apt 1 Eldridge Anita Maurice Manor..AX 1-5294
Apt 1 Maurice Manor .....AX 1-5294
Apt 2 Ashley Gena .....AX 3-6378
Apt 2 Bishop Frances .....AX 3-6378
3206 W Slausn
Apt 1 Lobb Fred R.....AX 4-9470
3215 W Slausn Av Hewlings Olive .....AX 4-1572
● 3300 W Slausn Av
Apt 2 Boyd Lank .....AX 4-3343
3300 W Slausn Av St Mary's Academy admin ofc
AX 4-9002
3300 W Slausn Av St Mary's Academy library bldg
AX 4-9920
3300 W Slausn Saint Mary's Academy Convent
AX 4-9851

Report ID: 20180828191 - 8/30/2018
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3019 W Slausn McCarthy Clementine r ltr.AX 3-8985
3019 W Slausn Reis Lillian E r ltr.....AX 3-3621
3100 W Slausn Leeds Chas S Sr Mrs r...AX 1-0097
3102 W Slausn Williams Dick r.....AX 2-8953

3104 W Slausn
Apt 1 Susman Irving r.....AX 2-2864
Apt 3 Howland C W r.....AX 2-1779
3104 W Slausn Leonard Louis M r.....AX 3-3611
3106 W Slausn
Apt 1 Broderson Robt D r.....AX 6610
Apt 2 Gailey Helen r.....AX 3-4081
Apt 4 Edelman Jack L r.....AX 1-9957
3106 W Slausn Meyers Nathan r.....AX 3-1350
3108 W Slausn Larson Ruth L r.....AX 7375
3110 W Slausn Bennett Beatrice r.....AX 3-5996
3111 W Slausn Castorina S dates.....AX 5311
3111 W Slausn Pride of The Desert Castorina S dates.AX 5311
3112 W Slausn
Apt 3 Smith Welmar E r.....AX 6994
3114 W Slausn
Apt 1 Seyfarth C A MD r.....AX 1-9106
3116 W Slausn
Apt 1 Wolf Seymore r.....AX 1-5932
Apt 2 Ross Philip N r.....AX-6965
Apt 3 Rhodes D E r.....AX 2-7567
Apt 4 Dyck Frank A r.....AX 1-6192
3118 W Slausn
Apt 1 Gilreath M B r.....AX 3-7072
Apt 2 Cobleigh Chas r.....AX 3-2485
Apt 3 Woodland Geo A r.....AX 2-6273
Apt 4 Strauss Albert E r.....AX 3-8762
3120 W Slausn
Apt 3 Graham R W Mrs r.....AX 2-8855
Apt 4 Griffith Donna H r.....AX 3-6733
3122 W Slausn
Apt 1 Zied Ted r.....AX 2-1546
Apt 2 Fields Gordon I r.....AX 3-8438
Apt 3 McKay Myrtle r.....AX 2-8734
Apt 4 Schauerte Albert r.....AX 1-4658
3124 W Slausn
Apt 2 Titus Raymond r.....AX-5520
3124 W Slausn Andrews Stella R r.....AX 2-8004
3126 W Slausn
Apt 1 Cohen T r.....AX 3-2981
Apt 3 Latimer Jewel r.....AX 3-5677
Apt 4 Lowrey Nat S r.....AX 3-3294
3128 W Slausn
Apt 2 King Michael r.....AX 3-0634
Apt 3 Thompson Wm Jas r.....AX 2-3921
[illegible] Village).....AX-7101

3130 W Slausn (Dorset Village) AX-7101
Apt 1 Corbin C Mrs r.....AX 3-5988
Apt 2 Emmke Eleanor r.....AX 3-4115
Apt 3 Venturelli H Michael r.....AX 1-4430
Apt 4 Grinnan Woody r.....AX 2-7590
3130 W Slausn Lucia Mary Ella r.....AX 7101
3130 W Slausn McKinley B F r.....AX-7101
3130 W Slausn Sugg Robt Russell r.....AX-7101
3132 W Slausn
Apt 2 Bartholomew Jas F r.....AX 3-1235
Apt 3 French S W r.....AX 1-0357
Apt 4 Green Ronald S r.....AX 9492
3134 W Slausn
Apt 1 Grantz Inez r.....AX 2-7421
Apt 2 Cytron Milton r.....AX 1-9392
Apt 3 Hessong Floyd E r.....AX 1-3490
3136 W Slausn
Apt 1 Harris Robt r.....AX 2-4088
Apt 3 Risser L Carol r.....AX 3-9662
3138 W Slausn
3138 W Slausn
Apt 2 McGinnis D M r.....AX 2-8427
3140 W Slausn
Apt 1 Corrick Chas L r.....AX 2-8277
Apt 2 Rudy Herbert r.....AX 3-9158
3142 W Slausn
Apt 2 Brown Louise E r.....AX 3-1798
Apt 3 Gair Ida r.....AX 3-3580
Apt 4 De Toskey John J r.....AX 3-5441
3144 W Slausn
Apt 2 Haverty Lucille M r.....AX 2-8941
Apt 3 Lindsay Richard R r.....AX 3-8740
3146 W Slausn
Apt 1 Murphy Edmund T r.....AX 3-7389
Apt 2 Wheeler Geo W r.....AX 2-7814
Apt 3 Root Jack r.....AX 3-9695
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Apt 2 Gordon John W r.....AX 0236
3152 W Slausn Lander John R r.....AX 3-3428
3154 W Slausn Brown Richard E r.....AX 3-7498
3156 W Slausn
Apt 1 Reid Wm R r.....AX 3-4933
Apt 3 Bernard Louise r.....AX 2-7955
Apt 4 Schurman Esther A r.....AX 3-2867
3158 W Slausn
Apt 2 Miller Emmie Mrs r.....AX 0640
Apt 3 Johnson Wm Franklin r.....AX 1-7805
Apt 4 Western Geo J r.....AX 9410

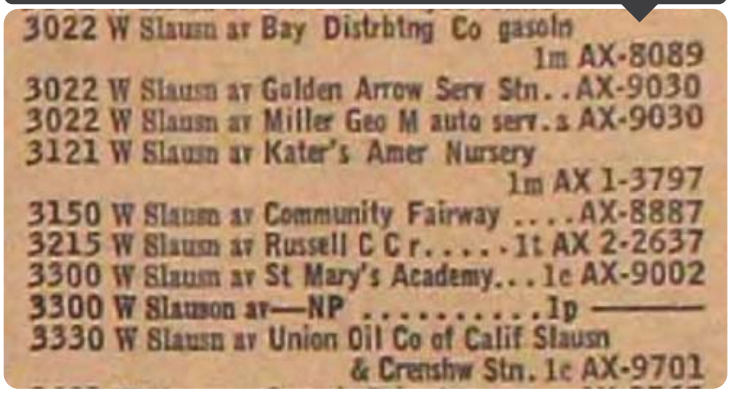
3202 W Slausn
Apt 1 Elgin Myrtle M r.....AX 1-2615
Apt 2 Mittelstadt Gloria Mrs r.....AX 2-8739
Apt 3 Macrorie E J r.....AX 2-6031
Apt 4 Lucas S D r.....AX 1-7412
3204 W Slausn
Apt 1 Hammond Jane r.....AX 3-7518
Apt 2 Ashley Gena H r.....AX 3-6378
Apt 2 Lawson Margaret A r.....AX 3-6378
3206 W Slausn
Apt 2 Long Dixie W r.....AX 3-9324
Apt 3 Kahler W H r.....AX 3-6398
Apt 4 Werner Wm r.....AX 2-5383
3215 W Slausn Russell C C r.....AX 2-2637
3300 W Slausn St Mary's Academy.....AX-9002
3300 W Slausn Saint Mary's Academy Convent
AX-9851
3311 W Slausn Barnes & Son Printrs-Stationers
AX 3-7032
3330 W Slausn Robey Bill Serv Stn.....AX 7626
3330 W Slausn Union Oil Serv Stn Robey Bill
Serv Stn.AX 7626

3100 W Slausn Leeds Chas S r.....AX 1-0097
3104 W Slausn
Apt 1 Mohr David L r.....AX 2-7806
Apt 2 Pope John W r.....AX 1-0544
3106 W Slausn Potters Pat r.....AX-6745
3111 W Slausn Anderson Lillian r.....AX 2-4294
3112 W Slausn
Apt 3 Smith Welmar E r.....AX-6994
3114 W Slausn
Apt 1 Seyfarth C A MD r.....AX 1-9106

3116 W Slausn
Apt 2 Ross Philip N r.....AX-6965
Apt 3 Eisenberg Albert D r.....AX-6220
Apt 4 Dyck Frank A r.....AX 1-6192
3118 W Slausn
Apt 3 Knudson Walter T r.....AX 1-6616
3120 W Slausn
Apt 2 Uden G E r.....AX 1-6988
Apt 3 Graham R W Mrs r.....AX 2-8855
3122 W Slausn
Apt 3 McKay Myrtle r.....AX 2-8734
3122 W Slausn Kline Leon W r.....AX 2-2846
3124 W Slausn
Apt 2 Titus Raymond r.....AX-5520
3124 W Slausn Andrews Raymond J r...AX 2-8004
3126 W Slausn
Apt 2 Elliott John P Jr r.....AX 1-3241
Apt 4 Cralego A J r.....AX 2-8454
3130 W Slausn (Dorset Village).....AX-7101
Apt 1 Coulter Helen r.....AX-6566
Apt 3 Venturelli H Michael r.....AX 1-4430
Apt 4 Niquette J H r.....AX 2-7590
3130 W Slausn McKinley B F r.....AX-7101
3130 W Slausn Sugg Robt Russell r.....AX-7101
3132 W Slausn
Apt 1 Wynne C B r.....AX-8868
Apt 2 Bartholomew Jas F r.....AX 3-1235
Apt 3 Johnson Anna E r.....AX 1-1694
● 3136 W Slausn
Apt 2 Schwartz Emil r.....AX 1-0136
3140 W Slausn
Apt 1 Corrick Chas L r.....AX 2-8277
3144 W Slausn
Apt 2 Flynne Robt L r.....AX 2-5233
Apt 3 Mark Marie r.....AX 1-3887
3146 W Slausn
Apt 1 Cross Wm M r.....AX 1-9529
Apt 3 Foster Hugh M r.....AX 2-7493
● 3148 W Slausn
Apt 2 Miller Emerson V r.....AX 1-4662
3150 W Slausn
Apt 2 Edelman Jack L r.....AX 1-9957
3156 W Slausn
Apt 1 Chodos N L r.....AX-7564
Apt 3 Bernard Louise F r.....AX 2-7955
3158 W Slausn
Apt 2 Lowrey Edw B r.....AX 1-5227
Apt 3 Taylor Mark L r.....AX 3-1207
3215 W Slausn Russell C C r.....AX 2-2637
3300 W Slausn St Mary's Academy.....AX-9002
3300 W Slausn Saint Mary's Academy Convent
AX-9851
3330 W Slausn Union Oil Co of Calif
Slausn & Crenshw Stn.AX-7626

1941 WEST SL AUSON AVENUE

SOURCE: STREET ADDRESS DIRECTORY



3022 W Slauson av Bay Distrbtng Co gasoln
1m AX-8089
3022 W Slauson av Golden Arrow Serv Stn..AX-9030
3022 W Slauson av Miller Geo M auto serv.s AX-9030
3121 W Slauson av Kater's Amer Nursery
1m AX 1-3797
3150 W Slauson av Community Fairway AX-8887
3215 W Slauson av Russell C C r.....1t AX 2-2637
3300 W Slauson av St Mary's Academy...1c AX-9002
3300 W Slauson av—NP .....1p ———
3330 W Slauson av Union Oil Co of Calif Slauson
& Crenshw Stn. 1c AX-9701

1927 WEST SL AUSON AVENUE

SOURCE: STREET ADDRESS DIRECTORY

2902	Krauth Victor	VE 4086
2920	Ince J A	VE 0840
2924	Weeds Drug Store	VE 6704
3420	Poche Joseph	VE 3107
3430	Kuhrts E W	VE 3700

--- END REPORT ---

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:		20180828191p
Date Completed:		August 28, 2018
Project Number:		218-0392
Project Property:		3130 & 3202 W. Slauson Ave 3130 & 3202 W Slauson Ave Los Angeles CA 90043
Coordinates:		
	Latitude:	33.988085
	Longitude:	-118.327416
	UTM Northing:	3761628.8988 Meters
	UTM Easting:	377394.750015 Meters
	UTM Zone:	UTM Zone 11S
	Elevation:	158.24 ft
	Slope Direction:	E

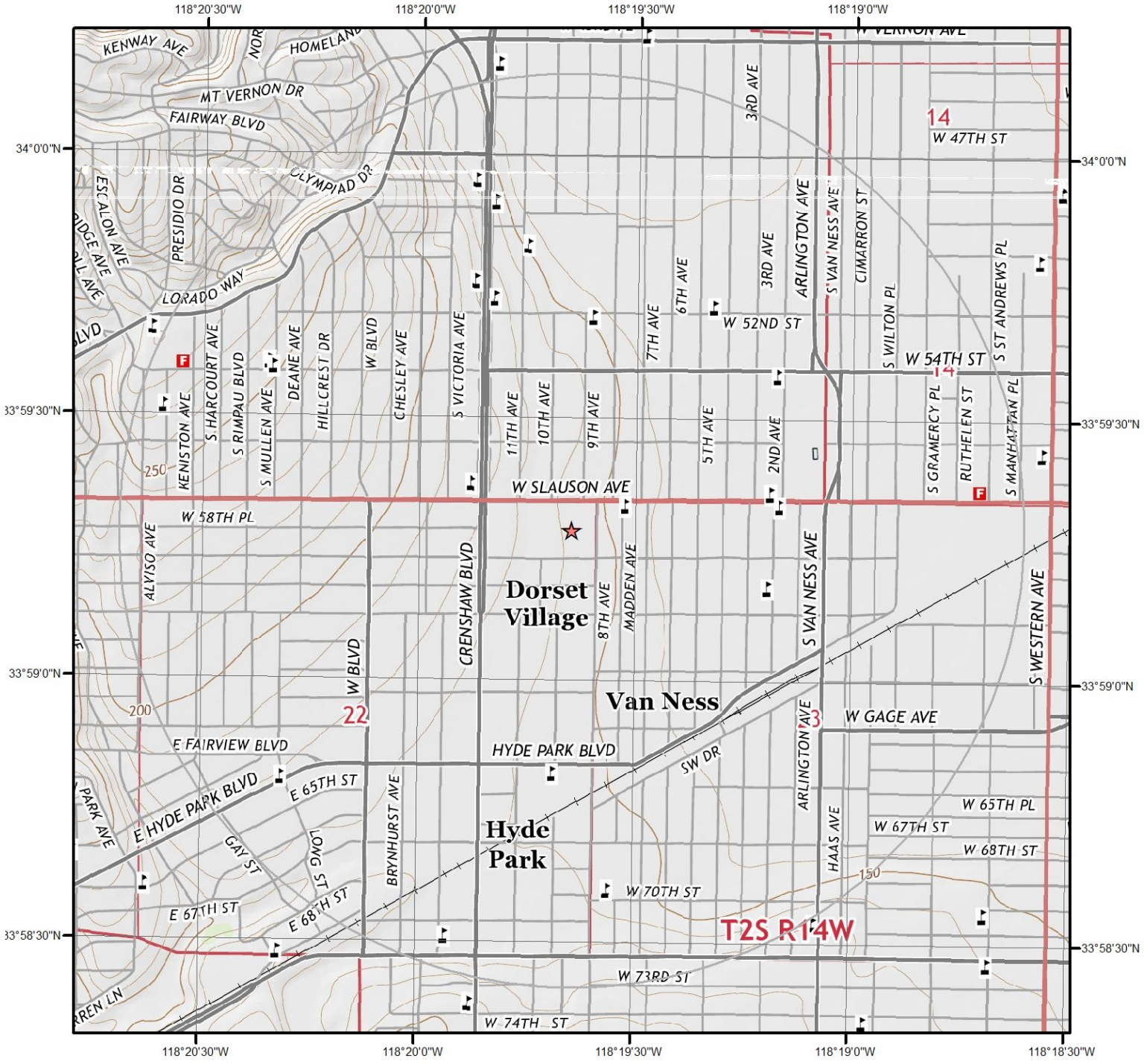
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo

0 0.2 0.4 0.8 Miles

N

Quadrangle(s): Hollywood,CA; Inglewood,CA

Source: USGS 7.5 Minute Topographic Map

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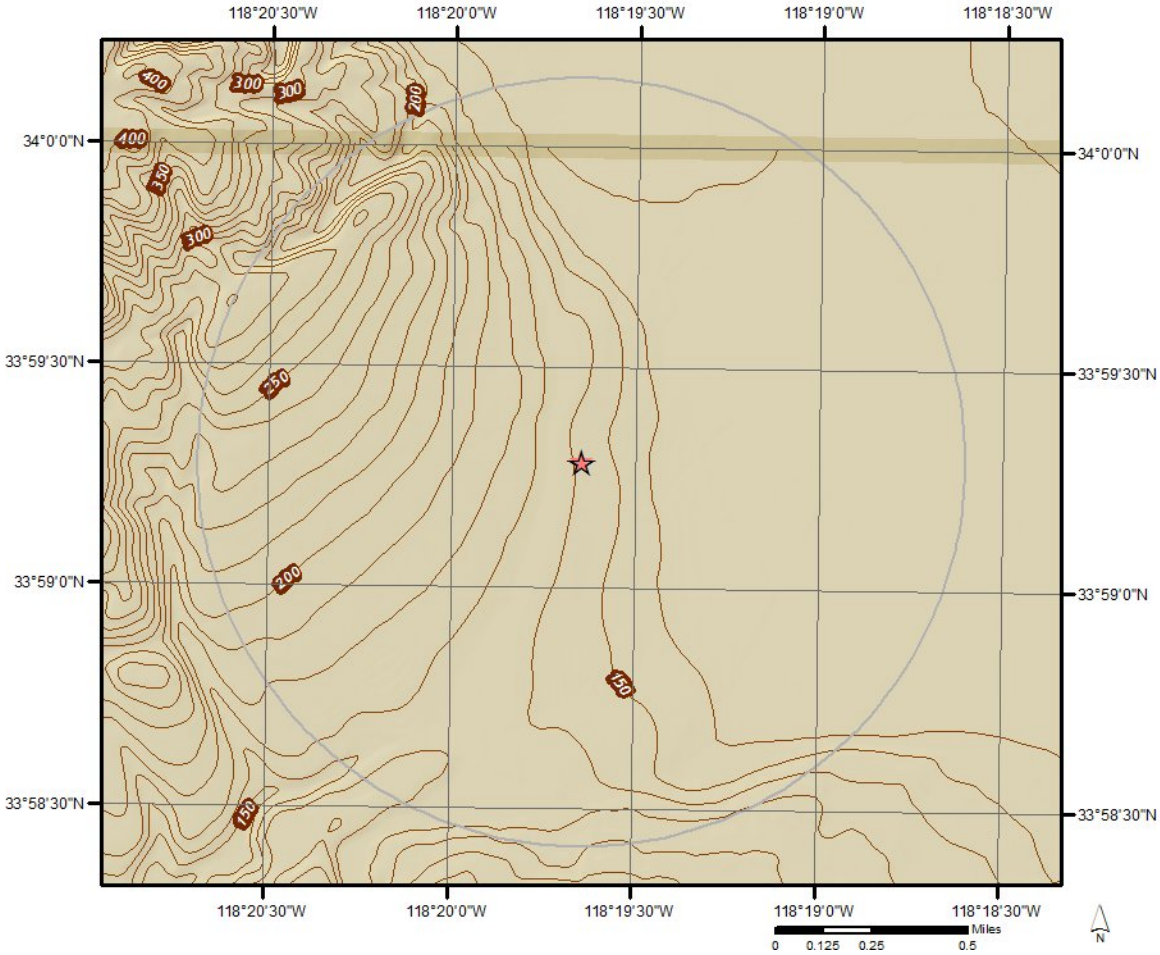
Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation:	158.24 ft
Slope Direction:	E



Hydrologic Information

Wetland

0 0.05 0.1 0.2 Miles

N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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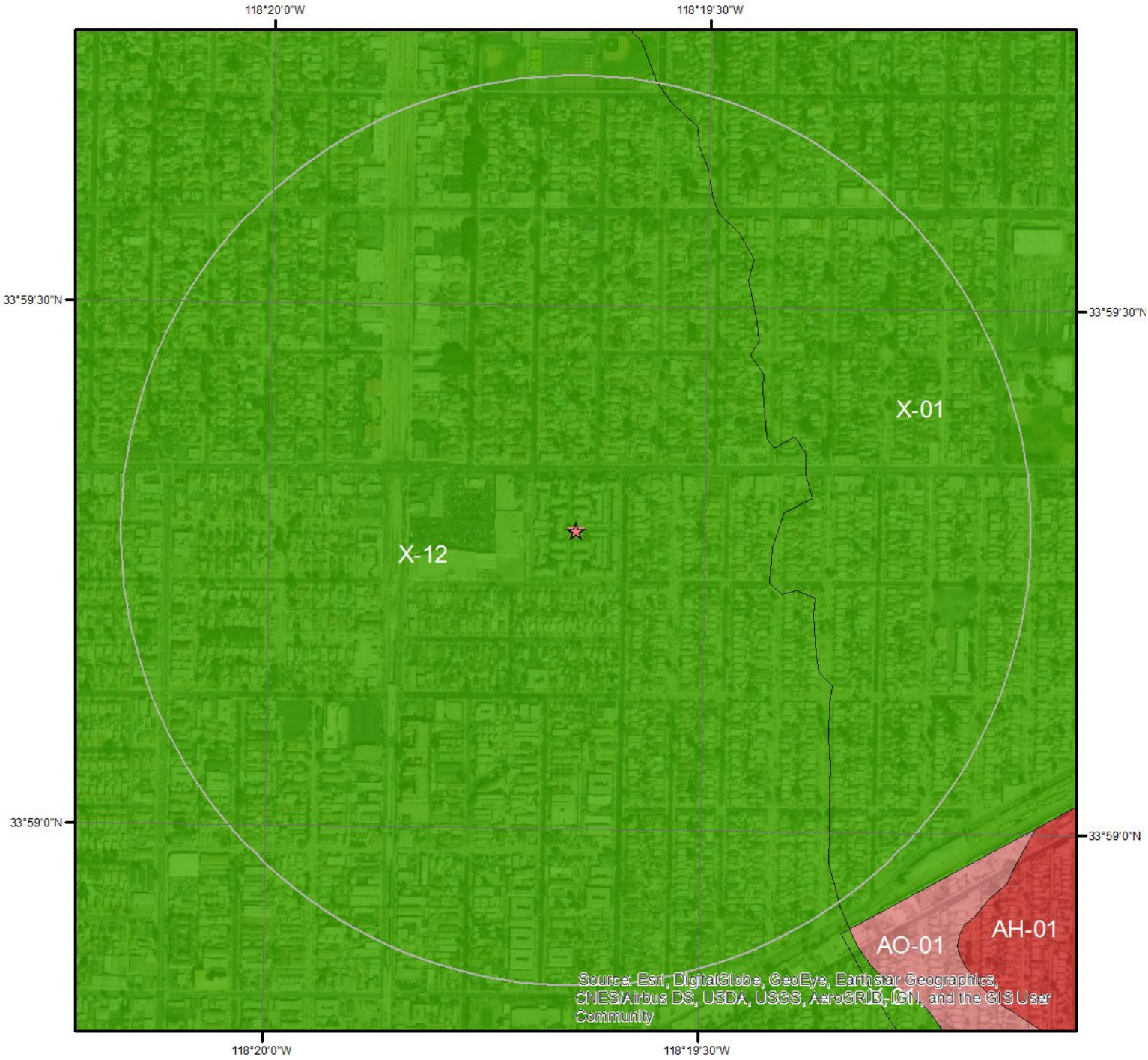
Hydrologic Information



Flood Hazard Zones

Miles
0 0.1 0.2

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

A	AO	X
A99	V	OPEN WATER
AE	VE	NOT POPULATED
AH	D	AREA NOT INCLUDED

N

06037C1780F

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Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

Available FIRM Panels in area:	06037C1780F(effective:2008-09-26)

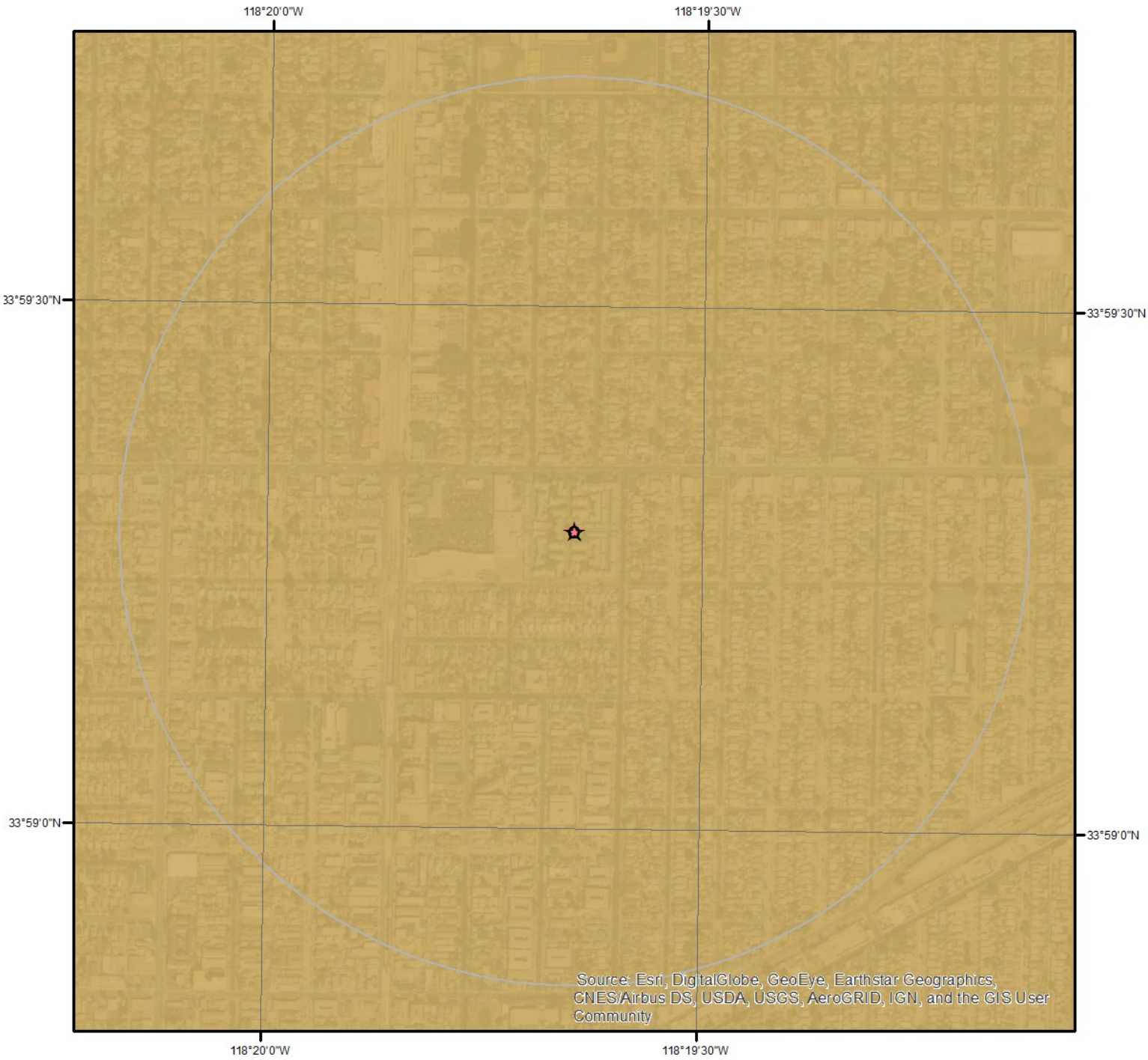
Flood Zone X-01

Zone:	X
Zone subtye:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Flood Zone X-12

Zone:	X
Zone subtye:	AREA OF MINIMAL FLOOD HAZARD

Geologic Information



0 0.175 0.35 Miles N

Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

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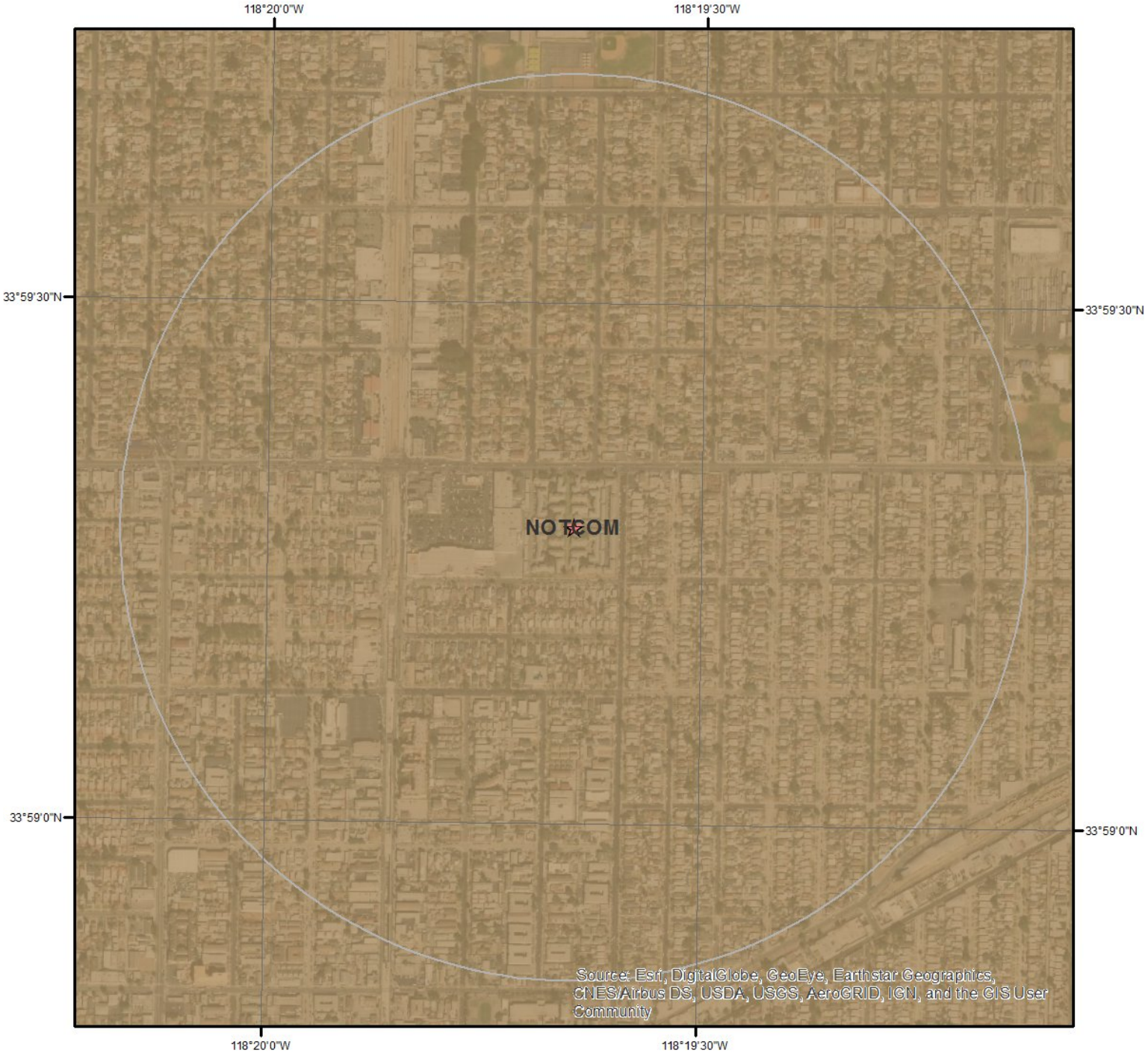
Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Soil Information



SSURGO Soils

0 0.175 0.35 Miles N

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

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Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit NOTCOM

Map Unit Name: No Digital Data Available

No more attributes available for this map unit

Wells and Additional Sources

Wells & Additional Sources

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation

N

0 0.15 0.3 0.6 Miles

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Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	ID	Distance (ft)	Direction
	No records found		

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW
8	CA1900893	5,131.44	WNW

USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
3	USGS-345947118190401	4,019.58	NE
6	USGS-340001118191601	4,732.56	NNE
7	USGS-335858118183901	5,085.15	ESE

State Sources

Oil and Gas Wells

Map Key	All Well Key	Distance (ft)	Direction
5		4,185.74	SSW

Public Water Supply Wells

Map Key	WCR No	Distance (ft)	Direction
1	WCR1952-001587	3,305.54	SW
2	WCR1956-001630	3,720.93	SE
2	WCR1973-003502	3,720.93	SE
4	WCR1994-013321	4,117.16	NE
4	WCR1994-013101	4,117.16	NE
4	WCR1994-013244	4,117.16	NE

Water Wells

Wells and Additional Sources Summary

Map Key	ID	Distance (ft)	Direction
	No records found		

Well Investigation Program Case List

Map Key	ID	Distance (ft)	Direction
	No records found		

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	59839	Pop Cat 11 Cd:	2
Facility Name:	STORAGE TANK	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	-	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	No	Phone No:	-
Facility Type Cd:	ST	Phone Ext No:	-
Facility Type Desc:	Storage	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	-	Avlblty Desc:	-
Water Type Code:	-	Wtr Tp Desc:	-
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	A	Fac Activity:	Active
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	201
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes

Wells and Additional Sources Detail Report

Submission Yr Qrtr:	2016Q1
--Details--	
Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	CA1900893001	Pop Cat 11 Cd:	2
Facility Name:	WELL 04	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	-	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	Yes	Phone No:	-
Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	P	Avlblty Desc:	Permanent
Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	A	Fac Activity:	Active
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water

Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Unreported
Subms Sts Cd Vio:	U	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	-
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	No
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	59840	Pop Cat 11 Cd:	2
Facility Name:	STORAGE TANK	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	12-FEB-16	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	No	Phone No:	-
Facility Type Cd:	ST	Phone Ext No:	-
Facility Type Desc:	Storage	Alt Phone No:	-

Wells and Additional Sources Detail Report

Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	-	Avlblty Desc:	-
Water Type Code:	-	Wtr Tp Desc:	-
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	202
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	CA1900893003	Pop Cat 11 Cd:	2

Wells and Additional Sources Detail Report

Facility Name:	WELL 02	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	01-JAN-01	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	Yes	Phone No:	-
Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	O	Avlblty Desc:	Other
Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	-
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-

Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	16852	Pop Cat 11 Cd:	2
Facility Name:	WELL 01	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	12-FEB-16	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	Yes	Phone No:	-
Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	I	Avlblty Desc:	Interim
Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US

Wells and Additional Sources Detail Report

Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	001
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	53580	Pop Cat 11 Cd:	2
Facility Name:	CHLORINATOR	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	-	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	No	Phone No:	-
Facility Type Cd:	TP	Phone Ext No:	-
Facility Type Desc:	Treatment Plant	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	-	Avlblty Desc:	-
Water Type Code:	-	Wtr Tp Desc:	-
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	A	Fac Activity:	Active
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater

LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Unreported
Subms Sts Cd Vio:	U	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	005
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	No
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	11639
Treatment Process Code:	421
Treatment Process:	Hypochlorination, Post
Treatment Objective Code:	D
Treatment Objective:	Disinfection
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	HYPOCHLORINATION, POST

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	27925	Pop Cat 11 Cd:	2
Facility Name:	DISTRIBUTION SYSTEM	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	-	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1

Wells and Additional Sources Detail Report

Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	No	Phone No:	-
Facility Type Cd:	DS	Phone Ext No:	-
Facility Type Desc:	Distribution System/Zone	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	-	Avlblty Desc:	-
Water Type Code:	-	Wtr Tp Desc:	-
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	A	Fac Activity:	Active
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	DST
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Wells and Additional Sources Detail Report

8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	CA1900893004	Pop Cat 11 Cd:	2
Facility Name:	WELL 03	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	01-JAN-01	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	Yes	Phone No:	-
Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	O	Avlblty Desc:	Other
Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	-
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	60671	Pop Cat 11 Cd:	2
Facility Name:	STORAGE TANK	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	04-NOV-15	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	No	Phone No:	-
Facility Type Cd:	ST	Phone Ext No:	-
Facility Type Desc:	Storage	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	-	Avlblty Desc:	-
Water Type Code:	-	Wtr Tp Desc:	-
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205

Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	016
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	7834	Pop Cat 11 Cd:	2
Facility Name:	WELL 04	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	-	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	Yes	Phone No:	-
Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	P	Avlblty Desc:	Permanent

Wells and Additional Sources Detail Report

Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	A	Fac Activity:	Active
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	004
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	7836	Pop Cat 11 Cd:	2
Facility Name:	WELL 02	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300

Wells and Additional Sources Detail Report

Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	12-FEB-16	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	Yes	Phone No:	-
Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	O	Avlblty Desc:	Other
Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	002
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-

Treatment Plant Addr 2: -
Treatment Plant Zip Code: -
Treatment Comments: -

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	60670	Pop Cat 11 Cd:	2
Facility Name:	STORAGE TANK	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	-	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	No	Phone No:	-
Facility Type Cd:	ST	Phone Ext No:	-
Facility Type Desc:	Storage	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	-	Avlblty Desc:	-
Water Type Code:	-	Wtr Tp Desc:	-
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	A	Fac Activity:	Active
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	015

Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	7835	Pop Cat 11 Cd:	2
Facility Name:	WELL 03	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	12-FEB-16	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	Yes	Phone No:	-
Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	I	Avlblty Desc:	Interim
Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system

Wells and Additional Sources Detail Report

Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	003
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	WNW	0.97	5,131.44	286.35	SDWIS

PWS ID:	CA1900893	Pop Cat 11:	101-500
Facility ID:	CA1900893002	Pop Cat 11 Cd:	2
Facility Name:	WELL 01	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	01-JAN-01	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	01-APR-16	ORG Name:	BLOOMFIELD, MICHAEL
Primacy Agency:	California	Admin Name:	BLOOMFIELD, MICHAEL
Is Source Ind:	Yes	Phone No:	-

Wells and Additional Sources Detail Report

Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	-
Availability Code:	O	Avlblty Desc:	Other
Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	TNCWS	PWS Type:	Transient non-community system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	205
Is Grant Eligible:	Yes	Srvc Cnctn Cnt:	16
Outstnding Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	-	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	-
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qrtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	NE	0.76	4,019.58	131.46	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	954	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	954	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	33.9964023
Source Map Scale:	24000	Longitude:	-118.3186863
Monitoring Loc Name:	002S014W14F002S		
Monitoring Loc Identifier:	USGS-345947118190401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070104		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			
Vertical Collection Mthd:			
Vert Coord Refer System:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	NNE	0.90	4,732.56	129.23	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	973	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	1015	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.000291
Source Map Scale:	24000	Longitude:	-118.3220198
Monitoring Loc Name:	002S014W14C002S		
Monitoring Loc Identifier:	USGS-340001118191601		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			

HUC Eight Digit Code:	18070104
Drainage Area:	
Drainage Area Unit:	
Contrib Drainage Area:	
Contrib Drainage Area Unit:	
Horizontal Accuracy:	1
Horizontal Accuracy Unit:	seconds
Horizontal Collection Mthd:	Interpolated from MAP.
Horiz Coord Refer System:	NAD83
Vertical Measure:	
Vertical Measure Unit:	
Vertical Accuracy:	
Vertical Accuracy Unit:	
Vertical Collection Mthd:	
Vert Coord Refer System:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	ESE	0.96	5,085.15	136.46	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	820	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	827	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:	19290813	Latitude:	33.9828526
Source Map Scale:	24000	Longitude:	-118.3118582
Monitoring Loc Name:	002S014W23H002S		
Monitoring Loc Identifier:	USGS-335858118183901		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:			
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	.1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Mapping grade GPS unit (handheld accuracy range 12 to 40 ft)		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			

Vertical Accuracy Unit:
Vertical Collection Mthd:
Vert Coord Refer System:

Oil and Gas Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SSW	0.79	4,185.74	162.46	OGW

API No:	03705313	Dir Drill:	No
Well No:	1	Hyd Frac:	
OP Well ID:	'Fitzgerald U-61' 1	Operator Code:	C7800
All Well Key:		Operator Name:	Conoco Inc.
OID:		Operator St:	
Well Type:	OG	Field Code:	
Well Status:	P	Field Name:	Any Field
Well Stat Desc:	Plugged and Abandoned	Area Code:	
Well Sym Desc:		Area Name:	Any Area
Well Type Desc:		District:	Southern
Well Symbol:		Geo District:	
BLM Well:	No	Section:	22
EPA Well:	No	Township:	02S
Confidential:		Range:	14W
Release Date:		Base Meridian:	SB
County APIC:		Elevation:	
Directional:		Total Depth:	0
Redrill:	0	Red Can Flag:	
SPUD Date:		Lat27:	
ABD Date:		Long27:	
Comp Date:		Lat83:	33.977367
Dryhole:	Yes	Long83:	-118.332434
Conf Well:	No	Source83:	hud
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
Location:			
URL:	https://secure.conservation.ca.gov/WellSearch/Details?api=03705313		

Public Water Supply Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	SW	0.63	3,305.54	177.20	PWSW

WCR No:	WCR1952-001587	Decimal Latitude:	33.981730
Legacy Log No:		Decimal Longitude:	-118.335210
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:		Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	

Wells and Additional Sources Detail Report

APN:		Elev Determine Meth:	
Date Work Ended:	5/12/1952 0:00:00	Vertical Datum:	
Received Date:		Township:	02S
Well Location:	HYDE PARK BLVD, CENTINELA AVE, FLORENCE	Range:	14W
City:	Inglewood	Section:	22
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	320.000000	Range Internal:	
Top Perforated Int:	254	Section Internal:	
Bottom Perf Intvl:	269	Tract Internal:	
Casing Diameter:	18	Sequence Internal:	
Drilling Method:	Cable Tool	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	
Pump Test Length:		Horiz Datum Int:	
Well Yield:	175	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:			
Record Type:	WellCompletion/New/Production or Monitoring/NA		
Workflow Status:			
Other Observations:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	SE	0.70	3,720.93	135.46	PWSW

WCR No:	WCR1956-001630	Decimal Latitude:	33.981780
Legacy Log No:	30909	Decimal Longitude:	-118.317750
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:		Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	
APN:		Elev Determine Meth:	
Date Work Ended:	4/6/1956 0:00:00	Vertical Datum:	
Received Date:		Township:	02S
Well Location:	ST ANDREWS PLACE, 62ND ST	Range:	14W
City:		Section:	23
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	586.000000	Range Internal:	

Top Perforated Int:	523	Section Internal:	
Bottom Perf Intvl:	561	Tract Internal:	
Casing Diameter:	20	Sequence Internal:	
Drilling Method:	Cable Tool	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	
Pump Test Length:		Horiz Datum Int:	
Well Yield:	1540	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:			
Record Type:	WellCompletion/New/Production or Monitoring/NA		
Workflow Status:			
Other Observations:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	SE	0.70	3,720.93	135.46	PWSW

WCR No:	WCR1973-003502	Decimal Latitude:	33.981780
Legacy Log No:	33594	Decimal Longitude:	-118.317750
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:		Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	
APN:		Elev Determine Meth:	
Date Work Ended:	8/23/1973 0:00:00	Vertical Datum:	
Received Date:		Township:	02S
Well Location:	MANHATTAN PLACE, GAGE AVE	Range:	14W
City:	Los Angeles	Section:	23
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	1096.000000	Range Internal:	
Top Perforated Int:	420	Section Internal:	
Bottom Perf Intvl:	1076	Tract Internal:	
Casing Diameter:	20	Sequence Internal:	
Drilling Method:	Other not specified	Baseline Merid Int:	
Fluid:	not specified not specified	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	

Pump Test Length:		Horiz Datum Int:	
Well Yield:	2550	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:			
Record Type:	WellCompletion/New/Production or Monitoring/NA		
Workflow Status:			
Other Observations:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NE	0.78	4,117.16	132.32	PWSW

WCR No:	WCR1994-013321	Decimal Latitude:	33.996070
Legacy Log No:	585122	Decimal Longitude:	-118.317790
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:		Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	
APN:		Elev Determine Meth:	
Date Work Ended:	12/19/1994 0:00:00	Vertical Datum:	
Received Date:		Township:	02S
Well Location:	ARLINGTON	Range:	14W
City:	Los Angeles	Section:	14
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	798.000000	Range Internal:	
Top Perforated Int:		Section Internal:	
Bottom Perf Intvl:		Tract Internal:	
Casing Diameter:	26	Sequence Internal:	
Drilling Method:	Reverse Circulation	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	
Pump Test Length:		Horiz Datum Int:	
Well Yield:	200	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:			

Wells and Additional Sources Detail Report

Record Type: WellCompletion/New/Production or Monitoring/NA
Workflow Status:
Other Observations:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NE	0.78	4,117.16	132.32	PWSW

WCR No:	WCR1994-013101	Decimal Latitude:	33.996070
Legacy Log No:	585122	Decimal Longitude:	-118.317790
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:		Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	
APN:		Elev Determine Meth:	
Date Work Ended:	12/19/1994 0:00:00	Vertical Datum:	
Received Date:		Township:	02S
Well Location:	5109 Arlington	Range:	14W
City:	Los Angeles	Section:	14
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	798.000000	Range Internal:	
Top Perforated Int:	2	Section Internal:	
Bottom Perf Intvl:	778	Tract Internal:	
Casing Diameter:	16	Sequence Internal:	
Drilling Method:	Reverse Circulation	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	
Pump Test Length:		Horiz Datum Int:	
Well Yield:	1200	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:			
Record Type:	WellCompletion/New/Production or Monitoring/NA		
Workflow Status:			
Other Observations:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NE	0.78	4,117.16	132.32	PWSW

WCR No:	WCR1994-013244	Decimal Latitude:	33.996070

Wells and Additional Sources Detail Report

Legacy Log No:	585122	Decimal Longitude:	-118.317790
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:		Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	
APN:		Elev Determine Meth:	
Date Work Ended:	12/19/1994 0:00:00	Vertical Datum:	
Received Date:		Township:	02S
Well Location:	ARLINGTON, 52ND ST	Range:	14W
City:	Los Angeles	Section:	14
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	798.000000	Range Internal:	
Top Perforated Int:		Section Internal:	
Bottom Perf Intvl:		Tract Internal:	
Casing Diameter:	42	Sequence Internal:	
Drilling Method:	Reverse Circulation	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	
Pump Test Length:		Horiz Datum Int:	
Well Yield:	1200	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:			
Record Type:	WellCompletion/New/Production or Monitoring/NA		
Workflow Status:			
Other Observations:			

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *LOS ANGELES* County: **2**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *LOS ANGELES* County

No Measures/Homes:	69
Geometric Mean:	0.4
Arithmetic Mean:	0.7
Median:	0.5
Standard Deviation:	1
Maximum:	5.6
% >4 pCi/L:	1
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Appendix

Federal Sources

FEMA National Flood Hazard Layer — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data — **PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS) — **SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data — **US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System — **FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

State Sources

Oil and Gas Wells — **OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

Appendix

Oil, Gas and Geothermal Resources.

Public Water Supply Wells **PWSW**

List of community water supply wells in California. This data was made available by California Department of Water Resources, Division of Statewide Integrated Water Management, who indicates that the management of the data in an ongoing project, and some county data is not represented. Location information is provided using the Public Land Survey System (PLSS) and is subject to the accuracy limitations inherent to the PLSS system.

Water Wells **WATER WELLS**

A list of water wells maintained by the Department of Water Resources (DWR) Water Data Library.

Well Investigation Program Case List **WIP**

The Well Investigation Program (WIP) was developed by the State Water Resources Control Board (SWRCB) to locate, assess and remediate sources of solvent contamination impacting drinking water wells. This list contains WIP cases (active and historical) for the San Gabriel and San Fernando Valley area and was provided by the Los Angeles Regional Water Quality Control Board.

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Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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APPENDIX E – PERSONNEL PROFILE

SUMMARY OF EXPERIENCE

Darrin Domingo is the Principal and founder of EDI Consultants, Inc. (EDI) in Torrance, California. Mr. Domingo has more than 23 years of experience in projects involving due diligence environmental site assessments, property condition assessments, data management and database design, Geographic Information Systems (GIS), cost engineering, subsurface investigations of soil and groundwater contamination, and environmental and geotechnical engineering projects including civil and remediation design.

RELEVANT PROJECT EXPERIENCE

Various Clients, Phase I, Phase II, and Phase III Environmental Site Assessments, Nationwide. Project manager for more than 4,000 combined Phase I and Phase II environmental site assessments for industrial and commercial real estate as well as multifamily dwellings for major U.S. banks and lending institutions throughout the nation. Conducted subsurface investigations of soil, groundwater and soil vapor contamination to assess and determine the need for further investigation and/or remediation as well as underground storage tank removals, cleanup and coordination with local and State governmental agencies for closure of same.

Various Clients, Property Condition Assessments, Nationwide. Project manager for more than 100 property condition assessments (PCAs) for a wide range of clients throughout the western United States. PCAs provide reliable and detailed information on the building's operating systems, overall design and architectural features, and any signs of material physical deterioration or functional obsolescence that could detract from the building's potential to generate income. In addition, he has examined the impact of local zoning regulations, building codes, and any special hazards that may affect the income stability of the property.

SWDiv CLEAN, Environmental Baseline Survey (EBS), El Toro MCAS, California
GIS and database administrator for the Environmental Baseline Survey of over 1000 structures at El Toro MCAS. Prepared comprehensive maps of the MCAS El Toro in a Geographic Information System (GIS), by combining information gathered during the site evaluation with existing and planned information. The GIS was developed in ArcView for GIS analysis and the preparation of maps; and Microsoft Access for the storage and analysis of attribute data. Attribute data was collected in the field via a customized Palm Pilot interface. Responsible for application development of the Palm Pilot EBS Form for data acquisition in the field and seamless downloading of information into the database. Attribute data encompassed site information including pertinent environmental, land use, and watershed data. Also, field sketches and digital photo notes were entered into the Palm Pilot and converted to bitmap images within the database for retrieval of same. Responsible for uploading and management of all data for queries, analyses, and either output for use in the GIS maps; or Report Tables within the EBS.

SWDiv CLEAN, Naval Environmental Data Transfer Standard (NEDTS), El Toro MCAS, California. GIS and database administrator for groundwater, soil and vapor analytical data. Developed the Navy Environmental Data Transfer Standard (NEDTS) database and Data Management Plan (DMP) for the Southwest Division Comprehensive Long-Term Environmental Action Navy, El Toro Marine Corps Air Station. The NEDTS provides an open, platform independent standard that permits the Navy to describe information to be captured and delivered electronically without imposing any hardware or software requirements on the contracting community. This application automates day-to-day activities of integrating electronic data deliverables (EDD) from analytical laboratories and presenting the information in customized forms and reports. The application is developed utilizing MS Access as the data repository. ESRI's ArcView GIS and Autodesk's Volo View technology are integrated with the database to provide dynamic maps of on-site monitoring wells. A customized switchboard interface allows for automated retrieval of as-built drawings, charts, reports, and GIS views.

Lockheed Martin Corporation, Metadata Reference System, Redlands, California. Lead technical and database administrator for the Metadata Reference System for the Redlands site. Developed records management plan for administration of office-wide project data and records management system for efficient gathering, storage, and retrieval of all related electronic and hardcopy data.

SWDiv RAC, Naval Environmental Data Transfer Standard (NEDTS), Yermo and Nebo Marine Corp Logistics Bases, Barstow, California. Database design and management of the Navy's Southwest Division Remedial Action Contract (SWDiv RAC) databases for both Yermo and Nebo MCLBs. Developed and implemented NEDTS in a client/server architecture (Access 2000/SQL Server) for integration of data into ArcView GIS for mapping and spatial analysis of various subsurface contaminants. Used ESRI's Spatial Analyst and ModelBuilder extensions to map and analyze areas of contaminant influence, delineate plume extents, and generate contours.

New Cure, Inc., OII Landfill MIS/GIS System, Monterey Park, California. GIS Analyst and Database Administrator working in a design-build capacity to facilitate implementation of a remedial cap design for an EPA Superfund site. Provided AutoCAD and LDD civil/remediation design, hazardous waste management via programming and development of the management information system (MIS) using MS Access and the GIS for associated landfill hazardous materials and gases integrating ESRI's ArcView. Conducted environmental modeling and statistical and trend analysis of methane migration via ESRI's ArcView Spatial Analyst and 3D Analyst extensions. In coordination with the landfill gas consultant, designed and implemented the Well Adjustment Decision Tree programmed in Access for automated well adjustments in the field. Created automated data transfer procedure from GEM 2000 units into Access for analyzing gas composition and calculating flow. Trained staff technicians on effective use of the MIS/GIS System, Well Adjustment Decision Tree, as well as data collection and importing procedures.

Owner, Kyoto Plaza, Gardena, California. Operated and maintained soil vapor extraction system at Kyoto Plaza. Collected air (vapor) samples and conducted evaluation of vacuum, influent/effluent data. Developed MS Access data repository, which included but were not limited to integration of historical vapor extraction data into a standardized relational database design. Responsible for data management and modeling.

Southern California Gas Company, PAH Removal and Geotechnical Investigation, Hanford, California. Supervised and managed the removal of PAH-impacted soil, including subsurface investigation, sampling, and recompaction of fill soil. Ensured and designed proper grading of site utilizing Autodesk's Survey.

Home Savings of America, UST Removal and Upgrade, Irwindale, California. Supervised the removal and replacement of underground storage tanks, clarifiers, and hydraulic lifts at the corporate headquarters of Home Savings of America in Irwindale, CA. Also, performed subsurface investigation and confirmation sampling to achieve closure within the required Los Angeles County and state regulations.

Metropolitan Transportation Authority, Geotechnical Oversight for Red Line Segment 2 and 3, Los Angeles/Hollywood, California. Geotechnical engineer responsible for subsurface investigation and construction monitoring of geological conditions via geological/geotechnical mapping at the tunnel face. Performed geotechnical engineering analysis of settlement data in cooperation with land survey teams and staff geologists/geotechs at the tunnel face during tunnel excavation along Hollywood and Vermont Boulevards. Performed laboratory testing and interpretation of soils, field observation, fill testing, geotechnical engineering analysis including slope stability analysis, utilization of AutoCAD for grading and drainage plans, hydrologic analysis, and geotechnical report preparation.

California Department of Transportation (Caltrans), Advanced Public Transportation Systems Group, Los Angeles, California. Provided computer mapping and analysis of traffic data via MapInfo GIS. Created maps using MapInfo in support of various transportation tasks and updated traffic data in the APTS data repository built in MS Access. Assisted in the project management of the Smart Traveler Kiosk Project and the I-110 Vanpool Support Program.

EDI CONSULTANTS, INC.
Darrin Domingo, MBA, REP, CHMM **Principal**

EDUCATION

MBA, Business Administration (emphasis in GIS), University of Redlands, California, 2001
BS, Geography - Ecosystems & Environmental Engineering, University of California, Los Angeles, 1993

PROFESSIONAL REGISTRATIONS/MEMBERSHIPS

Certified Hazardous Materials Manager (CHMM), Master Level, National, No. 11546
Registered Environmental Professional, No. 280438
Registered Environmental Property Assessor, No. 642775
Asbestos Inspector, California, IBFA-370-98
Alliance of Hazardous Materials Professionals (AHMP)

SPECIAL TRAINING

OSHA 40-hour Hazardous Waste Operations Training
OSHA 8-hour Hazardous Waste Operations Annual Refresher Training
OSHA 8-hour Hazardous Waste Operations Site Supervisor Training
GIS Management Certificate of Completion, ESRI International User Conference
Environmental Modeling Using Spatial Analyst, Certificate of Completion, ESRI International User Conference
Advanced ArcView Certificate of Completion, ESRI
Database Development and Conversion, URISA Annual Conference and Exposition
RACER (Remedial Action Cost Engineering & Requirements System)

EDI CONSULTANTS, INC.
Eric Lambert **Senior Project Manager**

SUMMARY OF EXPERIENCE

Eric Lambert provides a wide variety of environmental assessment services. His responsibilities include project management of over 1,000 Phase I Environmental Site Assessments for high profile clients throughout the nation.

Mr. Lambert's experience includes the management of building surveys to identify asbestos- containing materials, project monitoring during abatement, on-site laboratory management and asbestos laboratory supervisor, as well as managing Phase I Environmental Site Assessments. His experience includes lead abatement, asbestos abatement, and indoor air quality projects. Mr. Lambert prepares technical literature, including operation and maintenance programs, contract specifications, and documents such as air monitoring reports and surveys.

RELEVANT PROJECT EXPERIENCE

- Manager of Phase I Environmental Site Assessments for financial institutions, property developers and real estate management firMr.
- Conducting Property Condition Reports for commercial, industrial and residential properties.
- Veterans Administration Medical Center, Pepperdine University, and the Potrero Center in San Francisco. These projects included abatement of both asbestos and lead during demolition/renovation, plant shut-downs, rehabilitation, and earthquake retrofit.
- Conducted comprehensive asbestos surveys on multi-building projects, including Chicago City Colleges, Memphis City Public School, and Pepperdine University.
- Managed asbestos laboratory, including polarized light microscopy (PLM) and phase contrast microscopy (PCM).
- Prepared proposals and contract documents for asbestos- and lead-related projects.
- Provided turn-key management for clients, including subcontracting labor and services, communicated with building owners and contractors, and assured quality control throughout all phases of abatement project.
- Conducted indoor air quality studies, including HVAC air quality surveys and gas analyzers.

EDUCATION

B.S. Geology, University of New York, Buffalo, 1995

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Certified Hazardous Materials Manager (CHMM), Senior Level, National
California Registered Environmental Assessor – Class I (REA I)
Nevada Certified Environmental Manager (CEM)
California State Certified Asbestos Consultant #92-0574
Asbestos Abatement for Inspectors, 1989, Certificate of Completion
Asbestos Abatement for Management Planners, 1990, Certificate of Completion
Asbestos Abatement for Project Designers, 1992
DHS Certified Lead Contractor Supervisor, 1995, Certificate of Completion
DHS Certified Lead Inspector/Risk Assessor, 1995, EPA Approved Certificate of Completion
DHS Certified Lead Designer, 1996, EPA Approved Certificate of Completion

TRAINING

Asbestos Fiber Counting, 1989, McCrone Research Institute
Microscopical Identification of Asbestos, 1988, McCrone Research Institute
OSHA 40-hour Hazwoper Course, 1993

REFERENCES

Reports, Plans, and Other Documents Reviewed:

Los Angeles County Assessor's Office. *Property owner information, site acreage, building square footage, parcel number, legal description and building age*. September 7, 2018.

USDA. *Soil Survey of Los Angeles County, California*, January 1980.

Ecolog ERIS, Ltd. *Database Report*. August 30, 2018.

Ecolog ERIS, Ltd. *Fire Insurance Maps Research Results*. August 29, 2018.

Ecolog ERIS, Ltd. *Historical Aerial Report*. August 29, 2018.

Ecolog ERIS, Ltd. *Historical Directory Report*. August 30, 2018.

Ecolog ERIS, Ltd. *Topographic Map Research Results*. August 29, 2018.

USEPA. *Radon Map for California*. 1994.

Los Angeles Department of Water and Power (LADWP), Drinking Water Quality Report, 2017

Phase I Environmental Site Assessment dated June 2, 2014 prepared by Partner Engineering and Science, Inc.

Phase II Subsurface Investigation Report dated October 28, 2014, prepared by Partner Engineering and Science, Inc.

Agencies Contacted:

City of Los Angeles

- Building & Safety Commission
- Planning Commission
- Fire Department

County of Los Angeles

- Assessor's Office

State of California

- California Environmental Protection Agency (Cal/EPA)
- California Department of Toxic Substances Control (DTSC)
- California Regional Water Quality Control Board (RWQCB)

Persons interviewed:

A number of sources were contacted during the preparation of this *Report*. The following individuals were interviewed, and state, county or local municipal departments consulted. Documentation applicable to the Subject Property in those departments was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM E-1527-13. Individuals listed without phone numbers were contacted in person or by e-mail.

REFERENCES					
RESOURCE	**ADDRESS**	**CONTACT**	**INFORMATION PROVIDED**	**PHONE OR WEB**	**DATE**
Los Angeles County Assessor's Office	500 West Temple Street, Los Angeles, California 90012	N/A	Subject Property ownership & size information	http://maps.assessor.lacounty.gov/mapping/viewer.asp	09/07/18
Los Angeles Building and Safety Commission	201 North Figueroa Street, Los Angeles, California 90012	Evangelos P. Ambatielos	Code compliance & violations, Certificates of Occupancy	213-482-0472	09/07/18
Los Angeles Planning Commission	200 North Spring Street, Los Angeles, California 90012	David Ambroz	Zoning information	213-473-7002	09/07/18
Los Angeles Fire Department	200 North Main Street, Los Angeles, California 90012	Ralph M. Terrazas	Fire history & code violations	213-978-3800	09/07/18
Subject Property Manager	3130 & 3202 West Slauson Avenue, Los Angeles, California 90043	Jose Velasco	Subject Property information	323-292-8550	09/05/18

APPENDIX IS-E
PHASE II

PARTNER
Engineering and Science, Inc.®

PHASE II SUBSURFACE INVESTIGATION REPORT

Dorset Village
3130 West Slauson Avenue
Los Angeles, California 90028

October 28, 2014
Partner Project Number: 14-120479.7

Prepared for:

Vista Associates, Inc.
15902 Hartland Street
Los Angeles, California 91406

Engineers who understand your business

October 28, 2014

Ms. Lucille Hotnog
Vista Associates, Inc.
15902 Hartland Street
Lake Balboa, California 91406

Subject: Phase II Subsurface Investigation Report
Dorset Village
3130 West Slauson Avenue
Los Angeles, California 90028
Partner Project Number 14-120479.7

Dear Ms. Hotnog:

The following letter report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted by Partner Engineering and Science, Inc. (Partner) at the above-referenced property. The purpose of the investigation was to provisionally identify the location of on-site fuel underground storage tanks (USTs), former tankholds, and/or other associated features and to provisionally investigate the potential impact of petroleum hydrocarbons to soil as a consequence of a release or releases from the former on-site gasoline station and automotive repair facility. Vista Associates, Inc. provided project authorization through a signed copy of Partner Proposal Number P14-120479.7.

Site Description

The subject property consists of one parcel of land totaling 7.609 acres located on the southwest corner of the intersection of West Slauson Avenue and South 8th Avenue, within a mixed commercial and residential area of Los Angeles.

The subject property is currently occupied by Dorset Village Apartments for residential use. On-site operations consist of a multi-family residential apartment complex consisting of 26 apartment buildings with a total of 196 residential apartment units. There are also 19 garage buildings on-site. In addition to the current structures, the subject property is also improved with asphalt-paved driveways, asphalt-paved parking, and associated landscaping.

The immediately surrounding properties consist of West Slauson Avenue, followed by three multi-family apartment buildings, two commercial buildings and the southern terminuses of South 9th Avenue and South 10th Avenue to the north; the intersection of West Slauson Avenue and South 8th Avenue, followed by an automotive repair shop to the northeast; South 8th Avenue, followed by a smoke shop and several single- and multi-family dwellings to the east; the intersection of South 8th Avenue and West 59th Street, followed by a multi-family dwelling to the southeast; West 59th Street, followed by several single-family dwellings to the south; and a multi-family apartment building and the eastern portion of Crenshaw Plaza, a multi-tenant commercial/retail shopping center to the west. Please see Figure 1 for a site plan showing site features and surrounding properties.

Site History

According to the June 2, 2014 Partner Phase I Environmental Site Assessment (Phase I) Report, the northeastern corner of the subject property appeared to be developed with a gasoline service station, addressed as 3050 West Slauson Avenue, and an automotive repair facility, addressed as 3052 West Slauson Avenue, from at least 1924 (original dates of construction are unknown) until 1928. The gasoline service station was most likely equipped with USTs. No information pertaining to the exact location, installation or removal dates, tank capacity or construction was available during the course of this assessment. In addition, according to the EDR environmental database report, 3050 West Slauson Avenue is identified as an EDR US Hist Auto Stat site, under the name Perry D H in 1924. No information regarding this facility was provided by subject property management. It should be noted that Partner had not received a response to a FOIA request from the Los Angeles Fire Department (LAFD) or the Los Angeles County Department of Public Health Services, Public Health Investigations (LACPHI) for inclusion in the Phase I. Based on the lack of information regarding the disposition of the suspected USTs at this facility, the Phase I concluded that the former facility is considered a recognized environmental condition.

Geology and Hydrogeology

Based on a review of the United States Geological Survey (USGS) Inglewood, California Quadrangle topographic map, the subject property is situated at an elevation approximately 157 feet above mean sea level, and the local topography is sloping gently to the southwest. Please see Figure 2 for a topographic map of the site vicinity. (National Geographic 2006)

The subject property is located within the Los Angeles Groundwater Basin. The general area is bound by the La Brea High to the north, by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills to the northeast and east, by Coyote Creek to the southeast, and by the Newport Inglewood fault system to the southwest. The general area of the subject site is underlain by Quaternary-alluvial-fan deposits, consisting primarily of unconsolidated boulder, cobbley, gravelly, sandy, or silty alluvial deposits on active and recently active alluvial fans in some connected headward channel segments from the higher elevations of the San Gabriel and Verdugo Mountains. (DWR 2003)

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of brown, medium stiff, damp silty clay (CL) from the ground surface to approximately 15 feet below ground surface (bgs). Please see Appendix A for boring logs from this investigation.

Groundwater was not encountered during this investigation and was not a part of the scope of work. According to the State Water Resources Control Board (SWRCB) GeoTracker Website, a nearby Leaking Underground Storage Tank (LUST) site is Circle K Store at 7130 Crenshaw Boulevard in the City of Los Angeles, which is approximately 0.83 mile southwest of the subject property and is overseen by the Los Angeles Regional Water Quality Control Board (LARWQCB) as Case Number T0603799528. The site maintains seven groundwater monitoring wells in the area. The most recent monitoring data available on the GeoTracker Website was for April 21, 2014, with depth to groundwater ranging from 159.55 to 162.13 feet bgs with a direction of flow to the northeast.

Subsurface Investigation Scope of Work

Please see Table 1 for a summary of the borings, sampling schedule and laboratory analyses for this investigation. The scope of the Phase II Subsurface Investigation included a geophysical survey and the advancement of four borings (B1 through B4) for the collection of representative soil samples.

Field Activities

Utility Clearance

Partner delineated the work area with white spray paint and notified Underground Services Alert (USA) to clear public utility lines as required by law at least 48 hours prior to drilling activities. USA issued ticket number B42760388 for the project.

Health and Safety Plan

Partner reviewed the site-specific Health and Safety Plan with on-site personnel involved in the project prior to the commencement of drilling activities.

Geophysical Survey

On October 7, 2014, Subsurface Surveys (SSS) conducted a geophysical survey under the supervision of Partner. The purpose of the geophysical survey was to identify USTs remaining in place and/or backfilled tankholds and clear boring locations of utilities in the northeastern portion of the subject property. The geophysical survey was conducted with a Geonics EM-61 and a Fischer M-Scope electromagnetic induction (EM) equipment, a Schonstedt GA-52 magnetic gradiometer, a Sensors and Software Noggin ground penetrating radar (GPR) unit, and a Metrotech 9890 utility locator with line-tracing capabilities.

SSS systematically free-traversed the investigation area with the aforementioned equipment. The equipment read outs were interpreted in real time and compiled as necessary in order to identify subsurface anomalies consistent with USTs, disturbed soil resembling backfilled tankholds, piping trenches, utility lines, and/or other subsurface conduits/features.

The geophysical survey identified one anomaly measuring approximately 10 feet by 5 feet along the northern boundary of the subject property (Anomaly 1) and a second anomaly measuring 9 feet by 4 feet along the eastern boundary of the subject property (Anomaly 2). The two anomalies contained characteristics that are similar to backfilled excavations; however, there was not enough evidence for the results to be conclusive. There did not appear to be a metallic signature at each anomaly location; however, the penetration depth was not sufficient to evaluate below 2 feet bgs at the anomaly locations.

In addition, SSS systematically free-traversed each proposed boring location with the aforementioned equipment and the equipment readouts were interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Boring placement was modified as necessary based on the geophysical survey results to avoid damaging underground features.

Please see Figure 3 for a map of the anomalies detected during the geophysical survey. Please see Appendix B for a copy of the geophysical survey report, which provides additional details regarding the geophysical survey equipment and methodology.

Drilling Equipment

On October 16, 2014, Partner subcontracted with Minute Man Drilling (MMD) to provide and operate drilling equipment. MMD, under the direction of Partner, advanced borings B1 through B4 using a direct-push, truck-mounted Geoprobe Model 5410 drill rig. Drilling rods and sampling equipment were decontaminated between samples and borings to prevent cross-contamination.

Boring Locations

Borings B1 through B4 were advanced in the northeast portion of the subject property in the vicinity of the former gasoline station. Borings B1 and B4 were advanced to the northwest and southeast of Anomaly 2, respectively. Borings B2 and B3 were advanced to the southeast and west of the Anomaly 1, respectively. Please see Figure 3 for a map indicating boring locations.

Sampling Depths

Borings B1 through B4 were advanced to refusal at a terminal depth of 16 feet bgs. Soil samples were collected from each boring at 5, 10, and 15 feet bgs.

Soil Sampling Methodology

Borings B1 through B4 were unpaved.

Soil samples were collected using a 2-foot long by 1.5-inch diameter sampler with a 2-foot long acetate liner and sampling point. The sampler was advanced by the direct-push drill rig using 4-foot long by 1.25-inch diameter hollow rods with the inner rods in place. At approximately 1 foot above the desired sampling depth, an inner rod was removed and the sampler was advanced to the desired sampling depth to allow undisturbed soil to enter the sampling liner. The sampler was retrieved from the subsurface and the soil-filled liner was removed.

Each acetate liner was cut using a hacksaw or pipe-cutter. Samples were collected from the lower half of the liner using a disposable plastic syringe and retained in two sodium bisulfate-preserved volatile organics analysis (VOA) vials in accordance with Environmental Protection Agency (EPA) Method 5035 sampling protocol. The remainder of the lower half of the liner was capped on either end with Teflon tape and plastic caps. The capped liners and VOA vials were labeled for identification and stored in an iced cooler. The soil in the upper half of the liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System, placed in a sealable plastic bag, and field-screened with a photoionization detector (PID). None of the samples exhibited discoloration or an odor and none of the PID readings suggested the presence of elevated volatile organics concentrations.

The boreholes were backfilled with hydrated bentonite chips following sampling activities.

No significant amounts of derived wastes were generated during this investigation.

Laboratory Analysis

Partner collected 12 soil samples on October 16, 2014, which were transported in an iced cooler under proper chain-of-custody protocol to Alpha Scientific Corporation (ASC), a state-certified laboratory

(California Department of Health Services Environmental Laboratory Accreditation Program certificate number 2633) in the City of Cerritos, California, for analysis on October 17, 2014. Based on field-screening results, one soil sample per boring (four samples total) was analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) in accordance with EPA Method 8015M and volatile organic compounds (VOCs) in accordance with EPA Method 8260B.

Laboratory Analysis Results

ASC reported the laboratory analysis results on October 21, 2014. Please see Tables 2 and 3 for a summary of the soil sample TPH-cc and VOCs laboratory analysis results, respectively.

Please see Appendix C for the full laboratory analysis report, which includes chain-of-custody and laboratory quality assurance/quality control (QA/QC) documentation. Laboratory QA/QC data were within acceptable limits.

Soil Sample Analytical Results

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs exceeding laboratory Practical Quantitation Limits (PQLs).

Discussion

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs exceeding laboratory PQLs. Therefore no evidence of a release was encountered during this investigation.

Summary and Conclusions

Partner conducted a Phase II Subsurface Investigation at the subject property to investigate the potential impact of petroleum hydrocarbons to soil as a consequence of a release or releases from the former on-site gasoline station and automotive repair facility. The scope of the Phase II Subsurface Investigation included a geophysical survey and four soil borings. Four soil samples were analyzed for TPH-cc and VOCs.

The geophysical survey identified one anomaly measuring approximately 10 feet by 5 feet along the northern boundary of the subject property (Anomaly 1) and a second anomaly measuring 9 feet by 4 feet along the eastern boundary of the subject property (Anomaly 2). The two anomalies contained characteristics that are similar to backfilled excavations; however, there was not enough evidence for the results to be conclusive. There did not appear to be a metallic signature at each anomaly location; however, the penetration depth was not sufficient to evaluate below 2 feet bgs at the anomaly locations.

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs exceeding laboratory PQLs.

Based on the Subsurface Investigation, there is no evidence of a release of hazardous materials from the subject property and Partner recommends no further investigation with respect to the former gasoline station and automotive repair facility at this time.

Limitations

This Report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. However, it cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

Reports, both verbal and written, as they pertain to the property located at 3130 West Slauson Avenue in the City of Los Angeles, California, are for the sole use and benefit of Vista Associates, Inc. This report has no other purpose and may not be relied upon by another person or entity without the written consent of Partner.

Signatures of Participating Professionals

Thank you for the opportunity to be of service. If you have questions regarding this investigation, please contact the undersigned at (310) 615-4500.

Sincerely,

Samantha J. Harris, PG
Regional Manager – Subsurface Investigation

Attachments:

Tables
1. Summary of Investigation Scope
2. Soil Sample TPH-cc Laboratory Results
3. Soil Sample VOCs Laboratory Results

Figures
1. Site Plan
2. Topographic Map
3. Boring Locations

Appendices
A. Boring Logs
B. Geophysical Survey Report
C. Laboratory Report

References

Partner Engineering and Science, Inc. (Partner), June 2, 2014, *Environmental Assessment Report*, Dorset Village, 3130 West Slauson Avenue, Inglewood, California

"California." Topo!. CD-ROM. Version 4.2.6. United States: National Geographic Holdings (National Geographic), 2006.

State of California, The Resources Agency, Department of Water Resources, October 2003, *California's Groundwater: Bulletin 118 Update 2003*.

TABLES

PARTNER

Table 1: Summary of Investigation Scope

Boring Identification	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Contaminants
B1	Northwest of Anomaly 2	16**	Soil	5, **10**, 15	TPH-cc, VOCs
B2	Southeast of Anomaly 1	16**	Soil	5, **10**, 15	TPH-cc, VOCs
B3	West of Anomaly 1	16**	Soil	5, **10**, 15	TPH-cc, VOCs
B4	Southeast of Anomaly 2	16**	Soil	5, **10**, 15	TPH-cc, VOCs

Notes:

*Depths in **bold** analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) in accordance with United States Environmental Protection Agency (EPA) Method 8015M and volatile organic compounds (VOCs) in accordance with EPA Method 8260B.

**Refusal encountered at the terminal depth

bgs = below ground surface

Table 2: Soil Sample TPH-cc Laboratory Results

EPA Method	TPH-cc via 8015M		
Units	(mg/kg)		
Sample Identification	TPH-g	TPH-d	TPH-o
B1-10	< 0.5	< 5	< 40
B2-10	< 0.5	< 5	< 40
B3-10	< 0.5	< 5	< 40
B4-10	< 0.5	< 5	< 40

Notes:

TPH-cc = carbon chain total petroleum hydrocarbons

EPA = United States Environmental Protection Agency

TPH-g = total petroleum hydrocarbons as gasoline

TPH-d = total petroleum hydrocarbons as diesel

TPH-o = total petroleum hydrocarbons as oil

mg/kg = milligrams per kilogram

< = not detected above indicated laboratory Practical Quantitation Limit (PQL)

Table 3: Soil Sample VOCs Laboratory Results

EPA Method	VOCs via 8260B						
Units	(µg/kg)						
Sample Identification	Benzene	Toluene	Ethyl-benzene	Xylenes	Tetrachloro-ethene	Trichloro-ethene	Other VOCs
B1-10	< 2.0	< 2.0	< 2.0	< 4.0	< 4.0	< 4.0	ND
B2-10	< 2.0	< 2.0	< 2.0	< 4.0	< 4.0	< 4.0	ND
B3-10	< 2.0	< 2.0	< 2.0	< 4.0	< 4.0	< 4.0	ND
B4-10	< 2.0	< 2.0	< 2.0	< 4.0	< 4.0	< 4.0	ND

Notes:

VOCs = volatile organic compounds

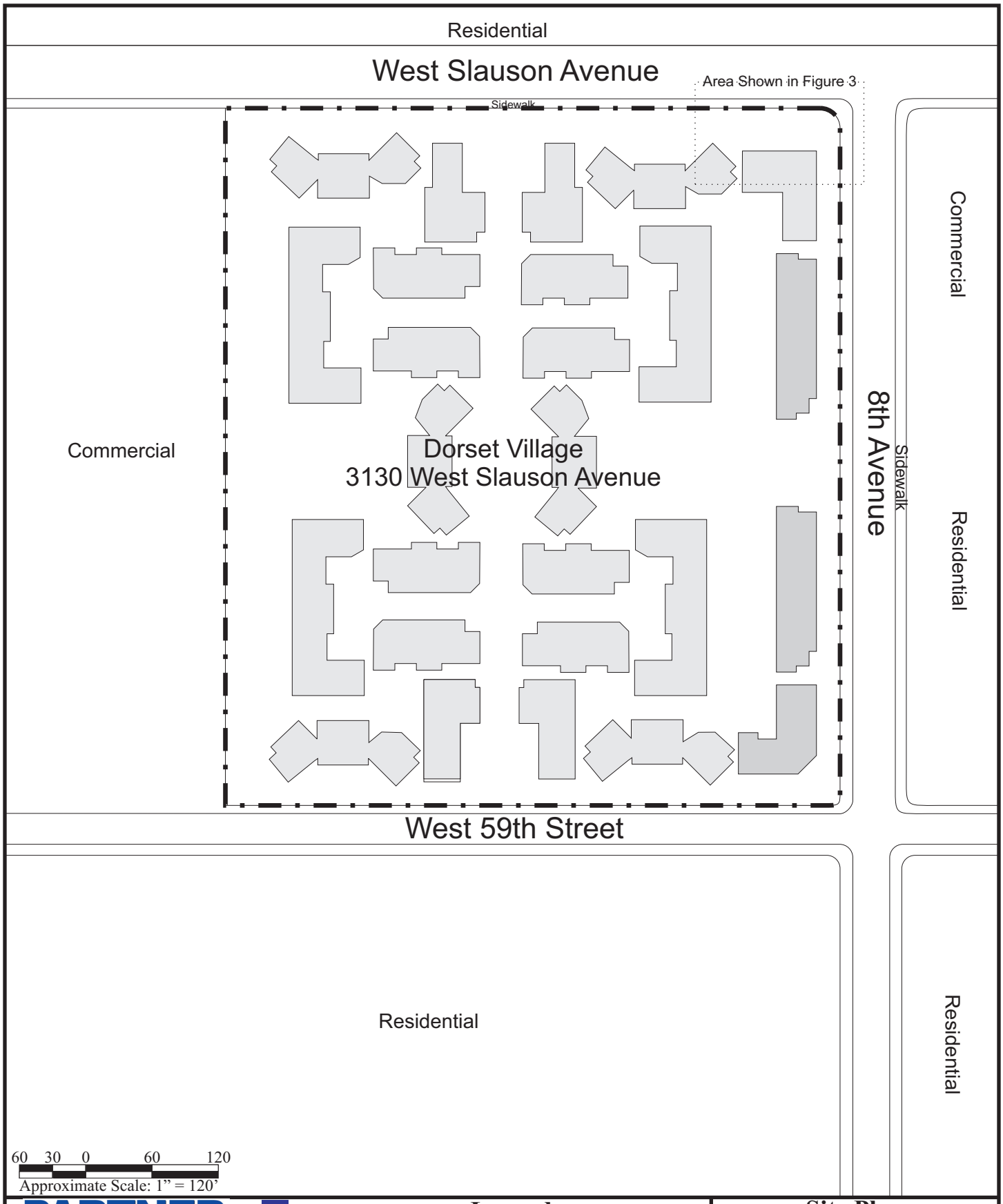
EPA = United States Environmental Protection Agency

µg/kg = micrograms per kilogram

< = not detected above indicated laboratory Practical Quantitation Limit (PQL)

ND = not detected above laboratory PQLs

FIGURES



PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 14-120479.7

Legend

N

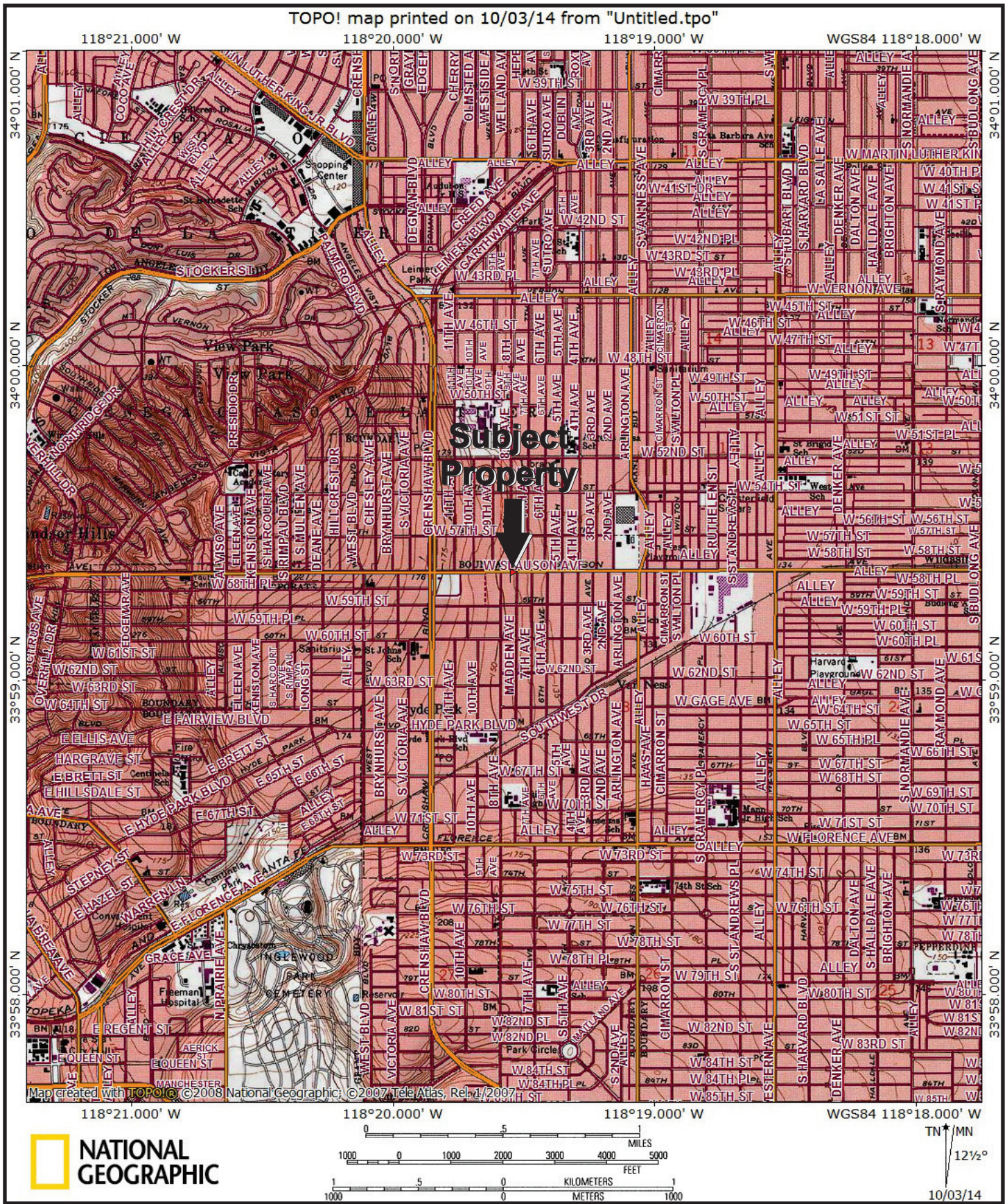
Subject Site

Boring Location

Site Plan

Figure	Prepared By	Date
1	B. Bova	October 2014

3130 West Slauson Avenue
Los Angeles, California 90028



PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

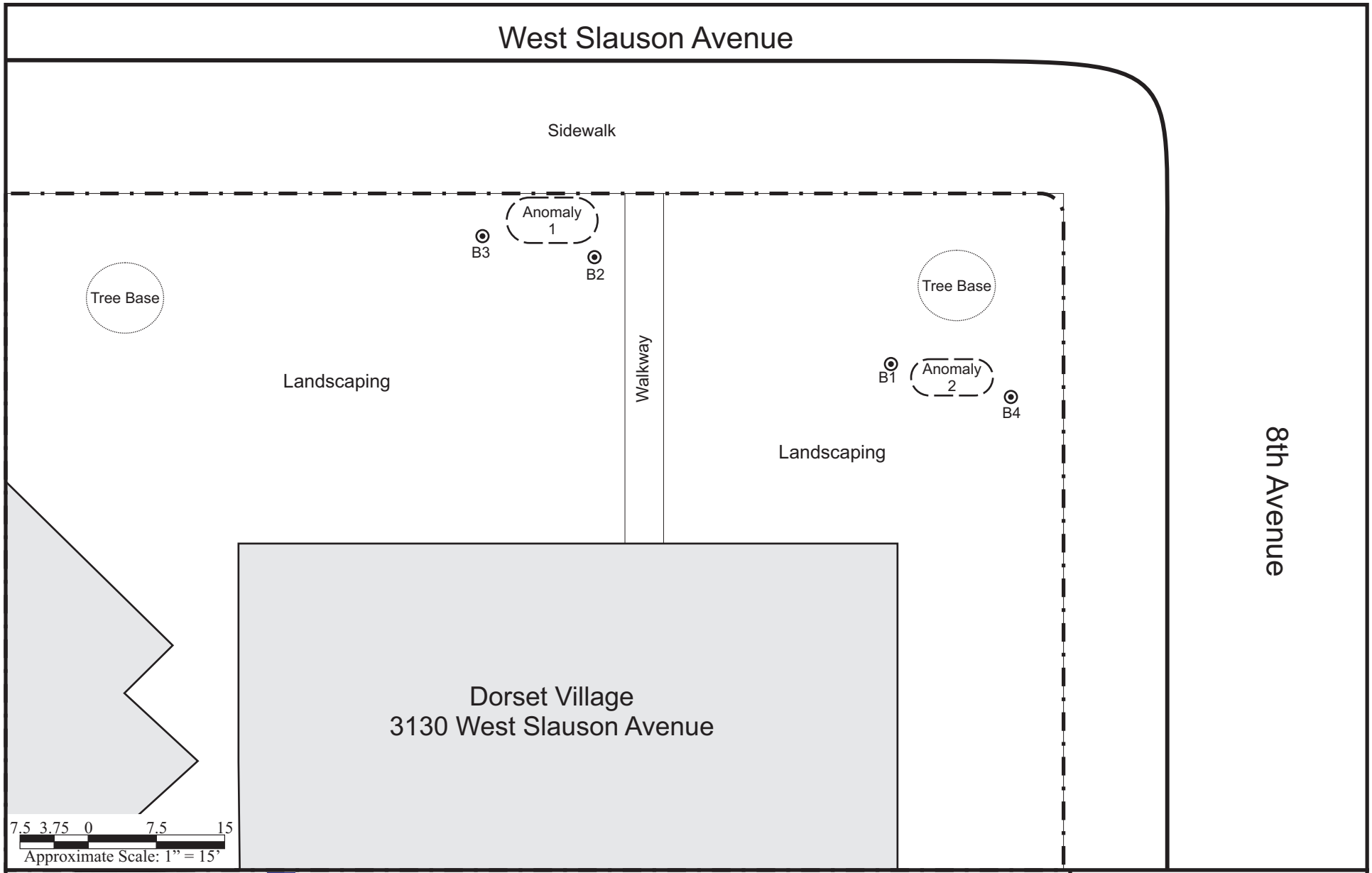
Project Number: 14-120479.7

USGS Inglewood, CA Quadrangle
Version: 1978 Current as of: 1981

Topographic Map

Figure	Prepared By	Date
2	B. Bova	October 2014

3130 West Slauson Avenue
Los Angeles, California 90028



Legend

Subject Site

Boring Location

PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 14-120479.7

Boring Locations

Figure	Prepared By	Date
3	B. Bova	October 2014

3130 West Slauson Avenue
Los Angeles, California 90028

APPENDIX A: BORING LOGS

PARTNER

Boring Number:	B1				Page 1 of 1
Location:	Northwest of Anomaly 2			Date Started:	10/16/2014
Site Address:	3130 West Slauson Avenue			Date Completed:	10/16/2014
	Los Angeles, California 90028			Depth to Groundwater:	N/A
Project Number:	P14-120479.7			Field Technician:	B. Bova
Drill Rig Type:	Direct-push, Model 5410 Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate liner, plastic syringes			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
1					
2					
3					
4					
5	B1-5	0.0	CL	Dark brown, silty clay, moist, stiff, with some fine sand, non-plastic	
6					
7					
8					
9					
10	B1-10	0.0	ML	Light brown, clayey silt, moist, non-plastic	
11					
12					
13					
14					
15	B1-15	0.0	SM	Dark brown, sandy silt, moist, non-plastic	
16					
17					Refusal encountered at 16 feet bgs. Groundwater was not encountered. Backfilled with hydrated bentonite after sampling.
18					
19					
20					
21					
22					
23					
24					
25					

Borehole Number:	B2				Page 1 of 1
Location:	Southeast of Anomaly 1			Date Started:	10/16/2014
Site Address:	3130 West Slauson Avenue			Date Completed:	10/16/2014
	Los Angeles, California 90028			Depth to Groundwater:	N/A
Project Number:	P14-120479.7			Field Technician:	B. Bova
Drill Rig Type:	Direct-push, Model 5410 Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate liner, plastic syringes			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
1					
2					
3					
4					
5	B2-5	0.0	CL	Brown, silty/sandy clay, moist, stiff, non-plastic	
6					
7					
8					
9					
10	B2-10	0.0	CL	Brown, silty/sandy clay, moist, stiff, non-plastic	
11					
12					
13					
14					
15	B2-15	0.0	CL	Brown, silty/sandy clay, moist, stiff, non-plastic	
16					
17					Refusal encountered at 16 feet bgs. Groundwater was not encountered. Backfilled with hydrated bentonite after sampling.
18					
19					
20					
21					
22					
23					
24					
25					

Borehole Number:	B3				Page 1 of 1
Location:	West of Anomaly 1			Date Started:	10/16/2014
Site Address:	3130 West Slauson Avenue			Date Completed:	10/16/2014
	Los Angeles, California 90028			Depth to Groundwater:	N/A
Project Number:	P14-120479.7			Field Technician:	B. Bova
Drill Rig Type:	Direct-push, Model 5410 Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate liner, plastic syringes			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
1					
2					
3					
4					
5	B3-5	0.0	CL	Brown, silty clay, moist, non-plastic	
6					
7					
8					
9					
10	B3-10	0.0	CL	Brown, silty clay, moist, non-plastic	
11					
12					
13					
14					
15	B3-15	0.0	CL	Brown, silty clay, moist, non-plastic	
16					
17					Refusal encountered at 16 feet bgs. Groundwater was not encountered. Backfilled with hydrated bentonite after sampling.
18					
19					
20					
21					
22					
23					
24					
25					

Borehole Number:	B4				Page 1 of 1
Location:	Southeast of Anomaly 2			Date Started:	10/16/2014
Site Address:	3130 West Slauson Avenue			Date Completed:	10/16/2014
	Los Angeles, California 90028			Depth to Groundwater:	N/A
Project Number:	P14-120479.7			Field Technician:	B. Bova
Drill Rig Type:	Direct-push, Model 5410 Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate liner, plastic syringes			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
1					
2					
3					
4					
5	B4-5	0.0	CL	Brown, sandy/silty clay, damp, non-plastic	
6					
7					
8					
9					
10	B4-10	0.0	SC	Brown, sandy clay, dry, non-plastic	
11					
12					
13					
14					
15	B4-15	0.0	SC	Brown, sandy clay, dry, non-plastic	
16					
17					Refusal encountered at 16 feet bgs. Groundwater was not encountered. Backfilled with hydrated bentonite after sampling.
18					
19					
20					
21					
22					
23					
24					
25					

APPENDIX B: GEOPHYSICAL SURVEY REPORT

PARTNER

SubSurface Surveys
& Associates, Inc.
An Applied Geophysical Company

2075 Corte Del Nogal, Suite W
Carlsbad, California 92011

Office: (760) 476-0492
Fax: (760) 476-0493

October 27th, 2014

Partner Engineering
2154 Torrance Blvd
Suite 200
Torrance, California 90501

Project Number: 14-400

Attn: **Samantha Harris**

Re: Geophysical Survey, UST Survey, 3130 W Slauson Avenue, Los Angeles, California.

This report is to present the results of our geophysical survey carried out portions of property located at 3130 West Slauson Avenue in Los Angeles, California (Figure 1), on October 7th, 2014. Its purpose was to locate and identify, insofar as possible, the existence of any underground storage tanks (USTs), backfilled excavations, piping, conduit, and other buried features that may exist within an area designated by the client. The secondary purpose of the survey was to locate and identify, insofar as possible, piping, conduit, and other buried features that may exist in the vicinity of six (6) specific locations designated for future drilling activities.

A combination of electromagnetic induction (EM), magnetometry, and ground penetrating radar (GPR) were applied to the search. A utility locator with line tracing capabilities was also brought to the field and used where risers exist onto which a signal could be impressed and traced.

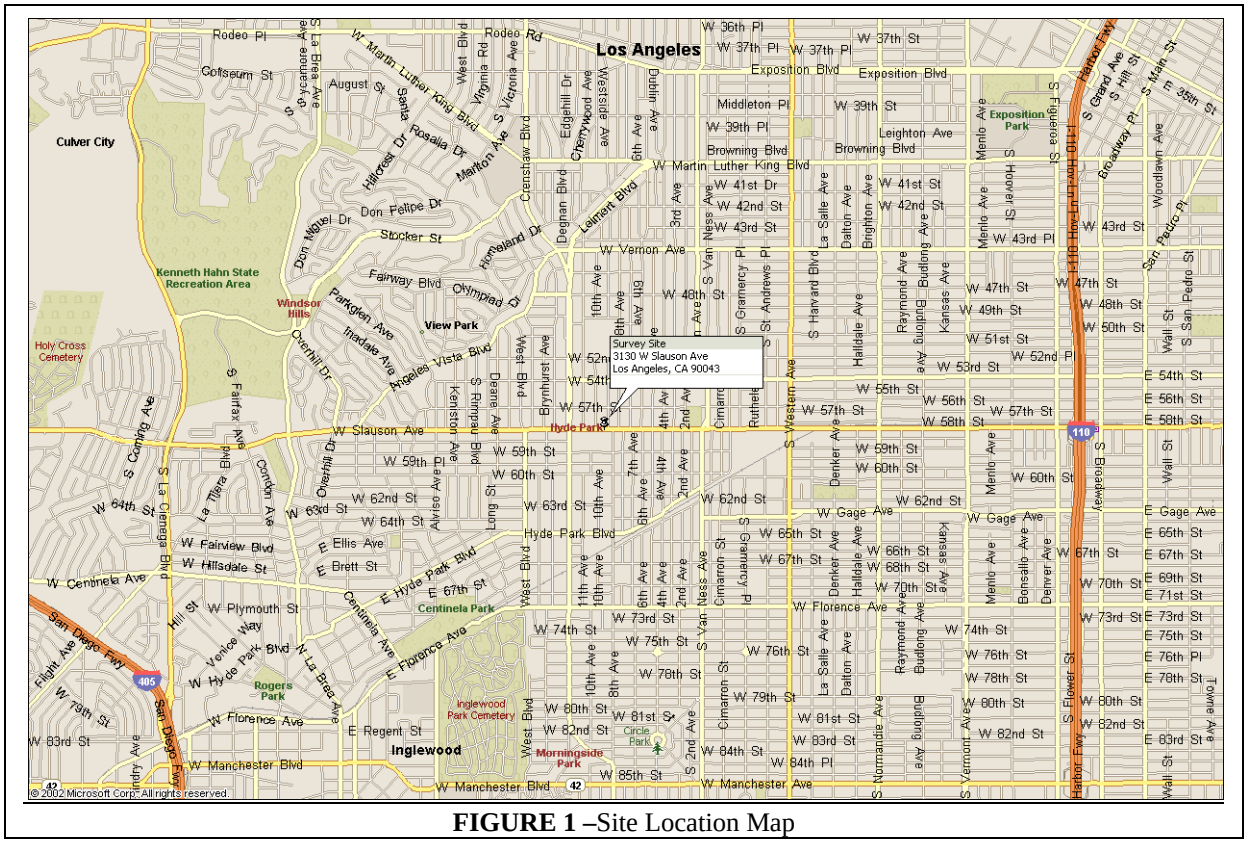


FIGURE 1 –Site Location Map

Survey Design – The area to be surveyed, measuring approximately 80 feet wide and 65 feet long in its longest dimensions, was located in the northeastern corner of the property. The magnetic gradiometer, line tracer, EM61, M-Scope and GPR were traversed systematically in many directions over the area. Additional traverses were taken, access permitting, for detailing and confirmation where anomalous conditions were found. Multiple GPR profiles were also collected throughout the area and in specific areas for confirmation where other instruments detected anomalies. The line tracer was also used to trace out all detectable utilities in the area.

A rectilinear grid was established over the survey area to guide data acquisition. The grid measured 80 feet wide and 65 feet long. The EM61 was then used to collect EM data at 0.66 foot intervals along south trending grid lines spaced 5-feet apart. This data was then downloaded for further analysis where anomalous conditions were encountered.

Additionally these instruments were traversed systematically over each proposed borehole along the eight lines of the standard search pattern (Figure 2), wherein, there are two sets of three parallel lines, mutually orthogonal, and two diagonals, all centered on the marked drill location. Adjacent parallel lines are approximately 5 feet apart, and each line is approximately 20 feet long, access permitting. Other traverses were taken, access permitting, for detailing and confirmation where anomalous conditions were found.

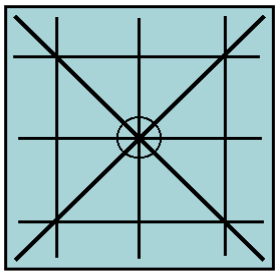


Figure 2: Standard search pattern around borehole

The line tracers were used to impress signals onto pipes, generally through accessible risers and tracer wires when present, to delineate the lines' locations and orientations. The instruments were also used in passive mode, configured to detect 60 Hz electrical signals and other common radio-frequency signals.

A Geonic's model EM61 and a Fischer M-Scope was used for the EM sampling. A Sensors and Software Noggin Ground Penetrating Radar unit with a 500 MHz antenna produced the radar images. The magnetic gradiometer was a Schonstedt GA-52, and a Metrotech 9890 and RIDGID SR-60 SeekTech utility locator rounded out the tools applied.

Brief Description of the Geophysical Methods Applied - The line locator is used to passively detect energized high voltage electric lines and electrical conduit (50-60 Hz), VLF signals (14-22 kHz), as well as to actively trace other utilities. Where risers are present, the utility locator transmitter can be connected directly to the object, and a signal (9.8-82 kHz) is sent traveling along the conductor, pipe, conduit, etc. In the absence of a riser, the transmitter can be used to impress an input signal on the utility by induction. In either case, the receiver unit is tuned to the input signal, and is used to actively trace the signal along the pipe's surface projection.

The magnetic gradiometer has two flux gate magnetic fixed sensors that are passed closely to and over the ground. When not in close proximity to a magnetic object, that is, only in the earth's field, the instrument

emits a sound signal at a low frequency. When the instrument passes over a buried iron or steel object, so that locally there is a high magnetic gradient, the frequency of the emitted sound increases. The frequency is a function of the gradient between the two sensors.

The EM61 instrument is a high resolution, time-domain device for detecting buried conductive objects. It consists of a powerful transmitter that generates a pulsed primary magnetic field when its coils are energized, which induces eddy currents in nearby conductive objects. The decay of the eddy currents, following the input pulse, is measured by the coils, which in turn serve as receiver coils. The decay rate is measured for two coils, mounted concentrically, one above the other. By making the measurements at a relatively long time interval (measured in milliseconds) after termination of the primary pulse, the response is nearly independent of the electrical conductivity of the ground. Thus, the instrument is a super-sensitive metal detector. Due to its unique coil arrangement, the response curve is a single well-defined positive peak directly over a buried conductive object. This facilitates quick and accurate location of targets.

The GPR instrument beams energy into the ground from its transducer/antenna, in the form of electromagnetic waves. A portion of this energy is reflected back to the antenna at a boundary in the subsurface across which there is an electrical contrast. The instrument produces a continuous record of the reflected energy as the antenna is traversed across the ground surface. The greater the electrical contrast, the higher the amplitude of the returned energy. The radar wave travels at a velocity unique to the material properties of the ground being investigated, and when these velocities are known, the two-way travel times can be converted to depth. The depth of penetration and image resolution produced are a function of ground electrical conductivity and dielectric constant.

The M-Scope device energizes the ground by producing an alternating primary magnetic field with AC current in a transmitting coil. If conducting materials are within the area of influence of the primary field, AC eddy currents are induced to flow in the conductors. A receiving coil senses the secondary magnetic field produced by these eddy currents, and outputs the response to a meter in the form of ground conductivity values for the M-Scope. The strength of the secondary field is a function of the conductivity of the object, say a pipe, tank or cluster of drums, its size, and its depth and position relative to the instrument's two coils. Conductive objects, to a depth of approximately 7 feet for the M-Scope are sensed. The devices are also somewhat focused; that is, they are more sensitive to conductors below the instrument than they are to conductors off to the side.

Interpretation and Conclusions - The interpretation took place in real time as the survey progressed, and accordingly, the findings of our investigation were marked on the ground cover with spray marking paint at the site and further documented with a scaled sketch map (Figure 3), site photographs (Figures 4-10) along with radar images (Figures 11-14).

The EM and magnetic instruments were effective at locating and delineating metallic objects and utilities over the search area. Most obstructions were removed from the site; however, there were still some areas of the survey that were in close proximity to fencing, a building, sidewalk or other above ground metallic objects. In these areas (five feet and closer to any structure) the GPR and the line tracer were the main tools applied to the search.

GPR was useful at detecting both metallic and non-metallic lines and utilities. According to principles of physics, radar penetration is a function of soil conductivity and dielectric constant. At this site, local conditions were unfavorable for radar penetration due to the nature of the soil and materials covering the survey areas. This resulted in radar penetration down to approximately 2.0 feet bgs.

Piping and utilities detected during the survey were marked with spray marking paint on the ground cover, using orange for lines of unknown utility type (black in all graphics), yellow for gas, and pink for anomalies.

Within the accessible areas of the survey boundaries there were two localized anomalous features that were singled out, Anomaly #1 and Anomaly #2.

Anomaly #1, measuring approximately 10 feet wide and 5 feet long, was located in the northern edges of the property adjacent to the fence and just west of the entry sidewalk (Figures 4 and 5). Due to the nearby fencing along with the sidewalk it was not definitively conclusive whether this anomaly contained metal. An unknown line was detected terminating on the western edges of this anomaly. The radar system was used to capture an image which shows a slight slanting in the soils (Figure 11). These characteristics are similar to a backfilled excavation; however, this is the only supporting evidence for this theory.

Anomaly #2, measuring approximately 9 feet wide and 4 feet long, was located immediately adjacent to a tree on the eastern portion of the survey area (Figures 8 and 9). There were numerous unknown lines detected in the immediate vicinity of this anomaly. Although each of these lines was found to be metallic, a singular object was identified in the vicinity of these converging lines after carefully free traversing with the EM instrumentation. Radar imagery shows subtle soil disturbances around this anomaly; however, there is no tank-like feature. This does not mean that a tank does not exist, but rather radar penetration is poor and the underground metallic object may be deeper than 2.0 feet.

Due to the numerous limiting conditions, it is recommended that further investigation and/or ground truthing be performed by Partner Engineering to uncover and identify the source of each anomaly. Please use the ground markings along with the included graphics for a better representation of our findings.

Additionally, once all detectable buried cultural objects were marked and accounted for, our findings were discussed in the field with the client, at the conclusion of the survey. Each borehole was then marked cleared by Subsurface Surveys and Associates with a white circle, white feather marker and a yellow “SSS”.

Limitations and Further Recommendations - It should be understood that limitations inherent in geophysical instruments and/or surveying techniques exist at all sites, and nearly all sites exhibit conditions under which instruments might not perform optimally. Consequently, the detection of buried objects in all circumstances **cannot be guaranteed**. Such limitations are numerous and include, but are not limited to, rebar-reinforced ground cover, abrupt changes in ground cover type, above-ground obstacles preventing full traverses or traverses in one direction only, above-ground conductive objects interfering with instrument signal, nearby powerlines or EM transmitters, highly conductive background soil conditions, limiting GPR penetration, non-metallic targets, shallower or larger objects shielding deeper or smaller targets, tracing signal jumping from one line to another, and inaccessible risers, cleanouts, valve boxes, and manholes. If one or more geophysical instrument is rendered ineffective and cannot be utilized, the quality of the survey can be somewhat degraded.

For the above reasons, and in the interest of maximum safety, we encourage our clients to take advantage of Underground Service Alert (USA), Dig Alert, or other similar services, when possible. Furthermore, we recommend hand-auguring and the use of a drilling method known as air knifing and vacuum extraction, when feasible or if applicable to this project. These methods may significantly limit damage to underground pipes, conduits, and utilities that might not have been detectable during the course of this survey. Please bear in mind, that geophysical surveying is only one of several levels of protection that is available to our clients.

SubSurface Surveys may include maps in some reports. While they are an accurate general representation of

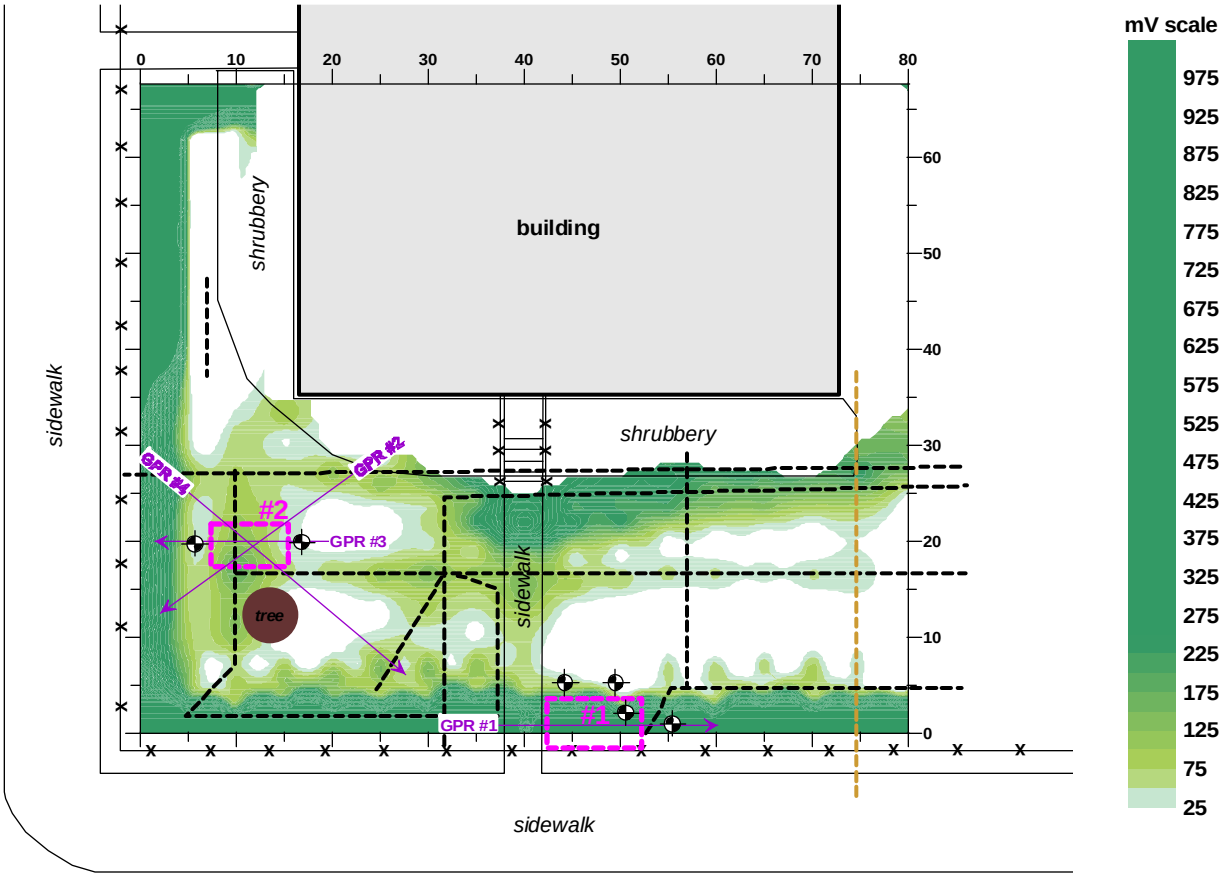
the site and our findings, they are not of engineering quality (i.e., measured and mapped by a licensed land surveyor).

SubSurface Surveys and Associates makes no guarantee either expressed or implied regarding the accuracy of the findings and interpretations present. And, in no event will SubSurface Surveys and Associates be liable for any direct, indirect, special, incidental, or consequential damages resulting from interpretations and opinions presented herewith.

All data acquired in these surveys are in confidential file in this office, and are available for review by your staff, or by us at your request, at any time. We appreciate the opportunity to participate in this project. Please call, if there are questions.

Bret Herman
Staff Geophysicist

Travis Crosby, GP# 1044
Staff Geophysicist



Sub Surface Surveys	SITE: 3130 West Slauson Avenue Los Angeles, California	TITLE: Site Interpretation Map	DATE: October 7th, 2014
		PREPARED FOR: Partner Engineering	SSS PROJECT NO: 14-400

LEGEND:

unknown line | GPR Traverse | Anomaly | borehole

gas line | fence line | tree

EM-61 GRID
Contour Interval = 25 mVolts

SCALE 0 20ft

FIGURE 3

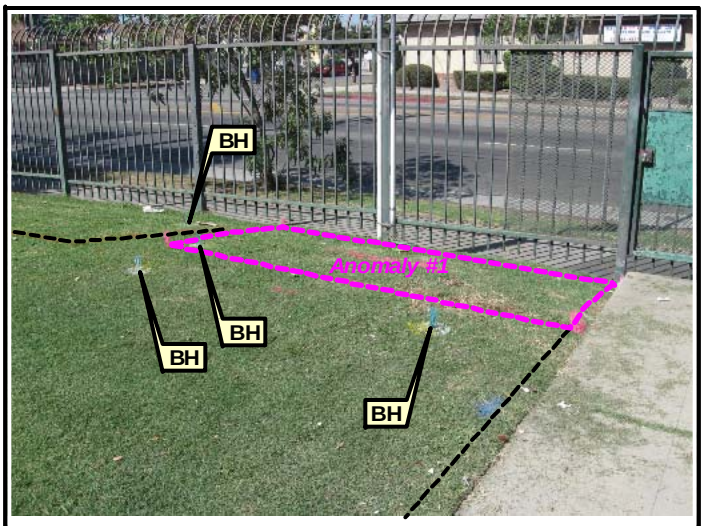


Figure 4

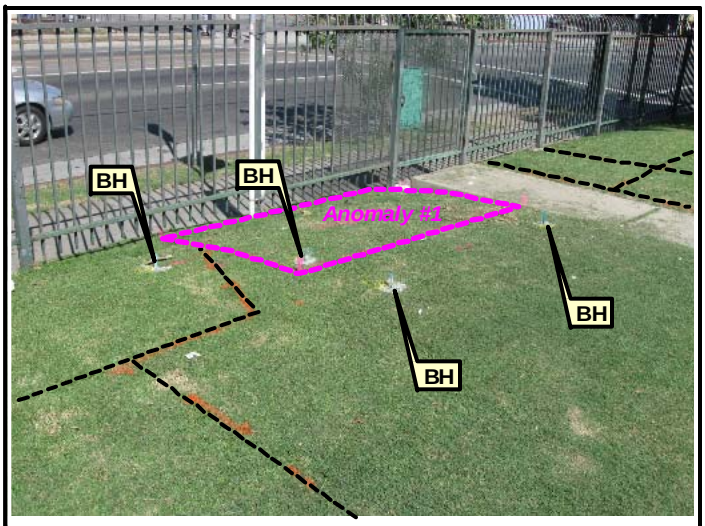


Figure 5

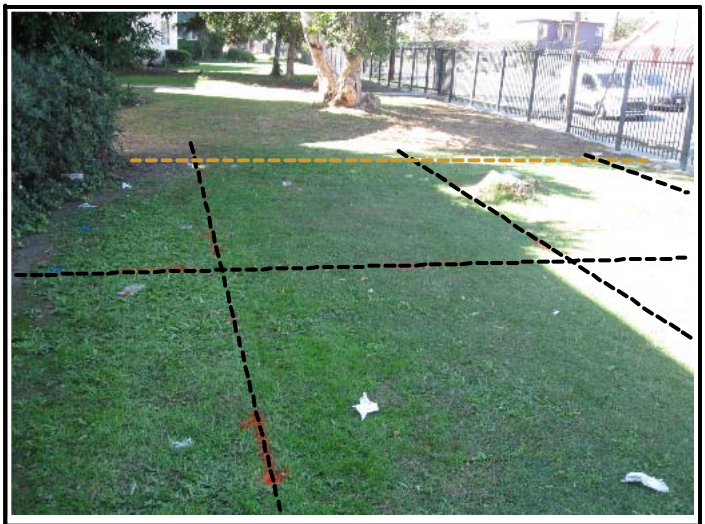


Figure 6

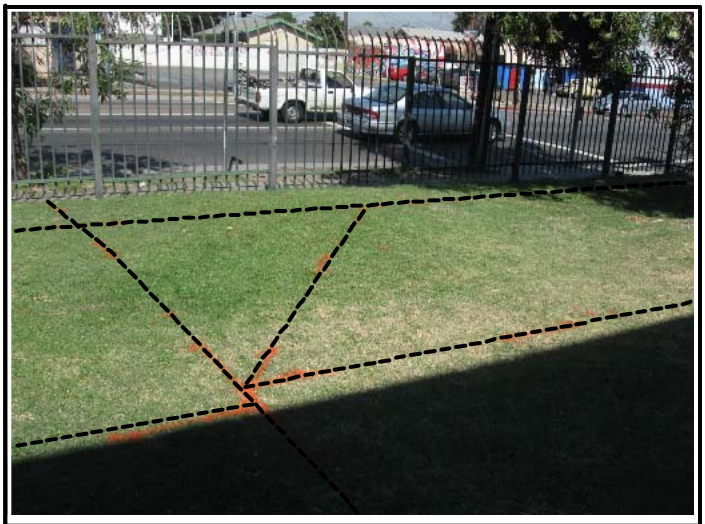


Figure 7

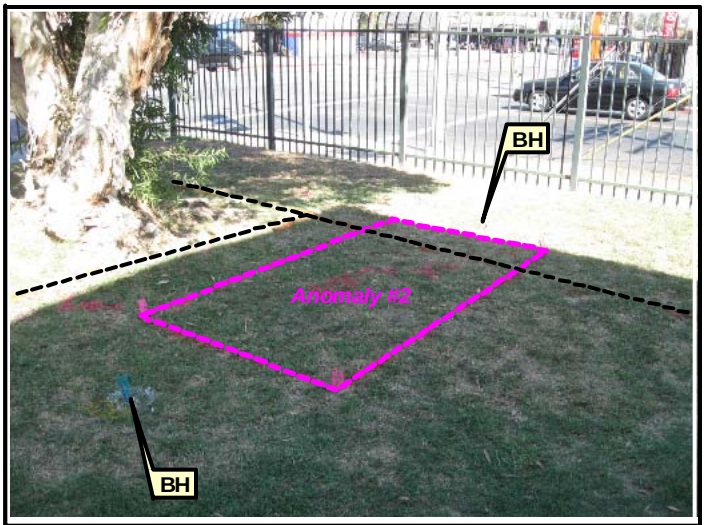


Figure 8

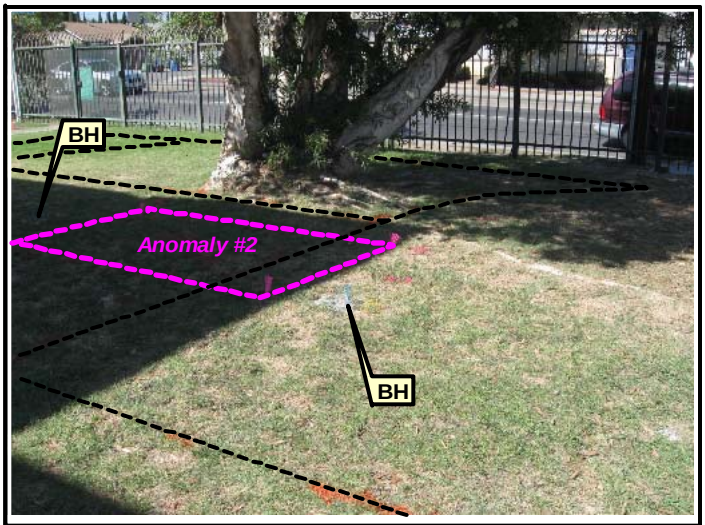


Figure 9

Sub Surface Surveys	SITE: **3130 West Slauson Avenue** **Los Angeles, California**	TITLE: **Site Photographs**	SURVEY DATE: **October 7th, 2014**
		PREPARED FOR: **Partner Engineering**	SSS PROJECT NO: **14-400**

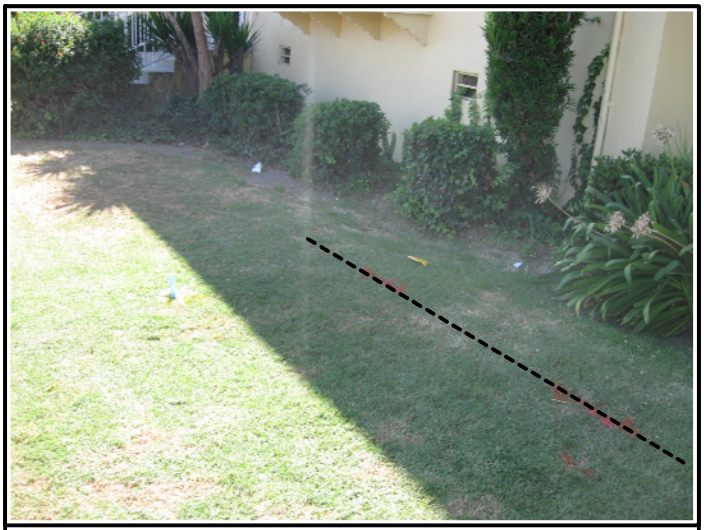


Figure 10

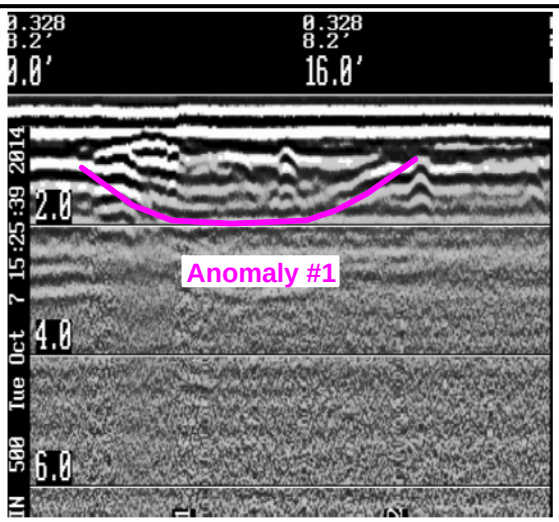


Figure 11: GPR Traverse #1

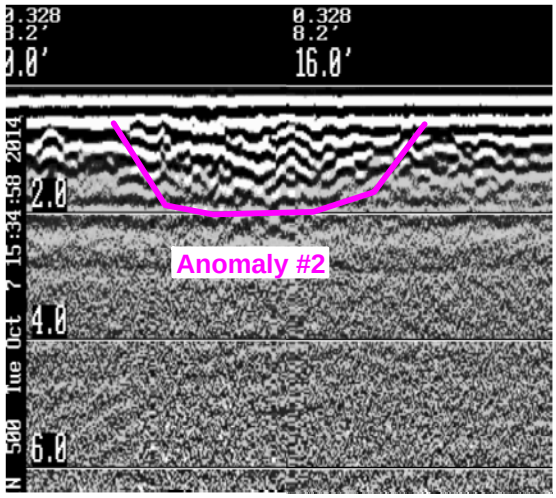


Figure 12: GPR Traverse #2

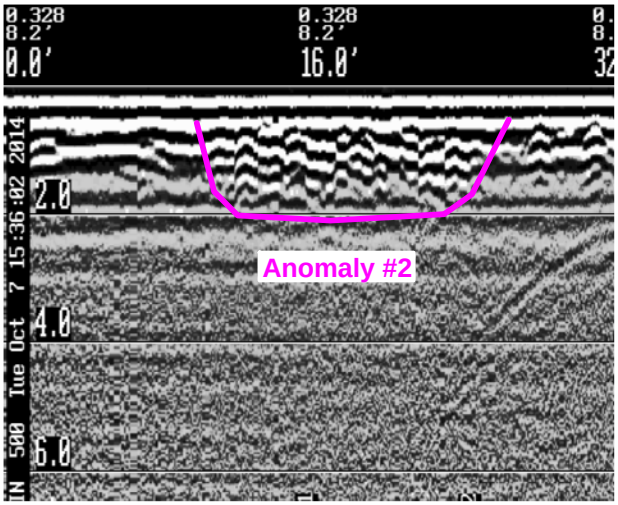


Figure 13: GPR Traverse #3

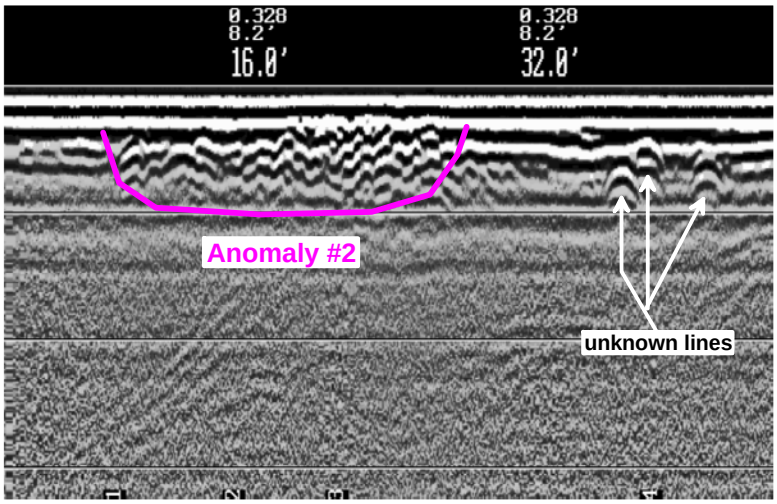


Figure 14: GPR Traverse #4

Sub Surface Surveys	SITE: **3130 West Slauson Avenue Los Angeles, California**	TITLE: **Site Photographs and Radar Images**	SURVEY DATE: **October 7th, 2014**
		PREPARED FOR: **Partner Engineering**	SSS PROJECT NO: **14-400**

APPENDIX C: LABORATORY REPORT

PARTNER

Alpha Scientific Corporation
Environmental Laboratories

10-21-2014

Mr. Brett Bova
Partner Engineering & Science
2154 Torrance Boulevard
Torrance, CA 90501

Project: P14-120479.7
Project Site: 3130 West Slauson Ave., Los Angeles, CA
Sample Date: 10-16-2014
Lab Job No.: PA410042

Dear Mr. Bova:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 10-16-2014 and analyzed by the following EPA methods:

EPA 8015M (Total Petroleum Hydrocarbons)
EPA 8260B (VOCs & Oxygenates by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA DHS certified laboratory (Certificate Number 2633). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client:	Partner Engineering & Science	Lab Job No.:	PA410042
Project:	P14-120479.7		
Project Site:	3130 West Slauson Ave., Los Angeles, CA	Date Sampled:	10-16-2014
Matrix:	Soil	Date Received:	10-16-2014
Prepared Method:	EPA 5035	Date Prepared:	10-16-2014
Batch No. for TPH-g:	AMJ16-GS1	Date Analyzed:	10-16-2014
Batch No for TPH-d:	BJ17-DS1	Date Analyzed:	10-17-2014
		Date Reported:	10-21-2014

EPA 8015M (Total Petroleum Hydrocarbons)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	Gasoline Range (C4-C12)*	Diesel Range (C13-C23)	Oil Range (C24-C40)
MDL		0.2	1	20
PQL		0.5	5	40
Method Blank		ND	ND	ND
B1-10	PA410042-1	ND	ND	ND
B2-10	PA410042-2	ND	ND	ND
B3-10	PA410042-3	ND	ND	ND
B4-10	PA410042-4	ND	ND	ND

* Gasoline Range TPH result is obtained from purge and trap analysis using LUFT GC/MS Method;
MDL: Method Detection Limit;
PQL: Practical Quantitation Limit;
ND: Not Detected (at the specified limit);
J: Trace concentration, result between MDL and PQL

Client: Partner Engineering & Science
Project: P14-120479.7

Lab Job No.: PA410042
Matrix: Soil

Date Reported: 10-21-2014
Date Sampled: 10-16-2014

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/kg(ppb)

DATE ANALYZED			10-16	10-16-14	10-16-14	10-16-14	10-16-14	
PREP METHOD			5035	5035	5035	5035	5035	
DILUTION FACTOR (DF)			1	1	1	1	1	
LAB SAMPLE I.D.				PA410042-1	PA410042-2	PA410042-3	PA410042-4	
CLIENT SAMPLE I.D.				B1-10	B2-10	B3-10	B4-10	
COMPOUND	**MDL**	**PQL**	MB					
Dichlorodifluoromethane	2	5	ND	ND	ND	ND	ND	
Chloromethane	2	5	ND	ND	ND	ND	ND	
Vinyl Chloride	1	2	ND	ND	ND	ND	ND	
Bromomethane	2	5	ND	ND	ND	ND	ND	
Chloroethane	2	5	ND	ND	ND	ND	ND	
Trichlorofluoromethane	2	5	ND	ND	ND	ND	ND	
1,1-Dichloroethene	2	5	ND	ND	ND	ND	ND	
Iodomethane	2	5	ND	ND	ND	ND	ND	
Methylene Chloride	5	10	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	
1,1-Dichloroethane	2	5	ND	ND	ND	ND	ND	
2,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	
Bromochloromethane	2	5	ND	ND	ND	ND	ND	
Chloroform	2	5	ND	ND	ND	ND	ND	
1,2-Dichloroethane	1	5	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	2	5	ND	ND	ND	ND	ND	
Carbon tetrachloride	1	5	ND	ND	ND	ND	ND	
1,1-Dichloropropene	2	5	ND	ND	ND	ND	ND	
Benzene	1	2	ND	ND	ND	ND	ND	
Trichloroethene	2	4	ND	ND	ND	ND	ND	
1,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	
Bromodichloromethane	2	5	ND	ND	ND	ND	ND	
Dibromomethane	2	5	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	2	5	ND	ND	ND	ND	ND	
1,3-Dichloropropane	1	5	ND	ND	ND	ND	ND	
Dibromochloromethane	2	5	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	2	10	ND	ND	ND	ND	ND	
Bromoform	2	5	ND	ND	ND	ND	ND	
Isopropylbenzene	2	5	ND	ND	ND	ND	ND	
Bromobenzene	2	5	ND	ND	ND	ND	ND	

Client: Partner Engineering & Science | Lab Job No.: PA410042 | Date Reported: 10-21-2014
Project: P14-120479.7 | Matrix: Soil | Date Sampled: 10-16-2014

EPA 8260B (VOCs & Oxygenates by GC/MS, Page 2 of 2) Reporting Unit: µg/kg(ppb)

COMPOUND	MDL	PQL	MB	B1-10	B2-10	B3-10	B4-10	
Toluene	1	2	ND	ND	ND	ND	ND	
Tetrachloroethene	2	4	ND	ND	ND	ND	ND	
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND	ND	ND	
Chlorobenzene	2	5	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	
Ethylbenzene	1	2	ND	ND	ND	ND	ND	
Total Xylenes	1	4	ND	ND	ND	ND	ND	
Styrene	2	5	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	2	5	ND	ND	ND	ND	ND	
n-Propylbenzene	2	5	ND	ND	ND	ND	ND	
2-Chlorotoluene	2	5	ND	ND	ND	ND	ND	
4-Chlorotoluene	2	5	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	
tert-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	
Sec-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
p-Isopropyltoluene	2	5	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
n-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND	ND	ND	
Hexachlorobutadiene	2	5	ND	ND	ND	ND	ND	
Naphthalene	2	5	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	
Acetone	50	100	ND	ND	ND	ND	ND	
2-Butanone (MEK)	50	100	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone (MIBK)	50	100	ND	ND	ND	ND	ND	
2-Hexanone	50	100	ND	ND	ND	ND	ND	
Carbon disulfide	10	15	ND	ND	ND	ND	ND	
Vinyl Acetate	10	15	ND	ND	ND	ND	ND	
Ethanol	500	1000	ND	ND	ND	ND	ND	
MTBE	2	5	ND	ND	ND	ND	ND	
ETBE	2	5	ND	ND	ND	ND	ND	
DIPE	2	5	ND	ND	ND	ND	ND	
TAME	2	5	ND	ND	ND	ND	ND	
T-Butyl Alcohol	20	50	ND	ND	ND	ND	ND	

MDL=Method Detection Limit; PQL=Practical Quantitation Limit; MB=Method Blank;
ND=Not Detected (below DF × MDL); * Obtained from a higher dilution analysis;
J=Trace value (between DF × MDL & DF × PQL).

10-21-2014

TPH-Gasoline
Batch QA/QC Report

Client:	Partner Engineering & Science	Lab Job No.:	PA410042
Project:	P14-120479.7		
Matrix:	Soil	Lab Sample ID:	PA410037-3
Batch No.:	AMJ16-GS1	Date Analyzed:	10-17-2014

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	856	982	85.6	98.2	13.7	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	%Rec Accept. Limit
TPH-g	952	1,000	95.2	80-120

ND: Not Detected (at the specified limit).

10-21-2014

EPA 8015M (TPH)
Batch QA/QC Report

Client:	Partner Engineering & Science	Lab Job No.:	PA410042
Project:	P14-120479.7		
Matrix:	Soil	Lab Sample ID:	PI410039-1
Batch No:	BJ17-DS1	Date Analyzed:	10-17-2014

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	200	196	196	98.0	98.0	0.0	30	70-130

II. LCS Result
Unit: ppm

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-d	188	200	94.0	80-120

ND: Not Detected (at the specified limit)

10-21-2014

EPA 8260B
Batch QA/QC Report

Client:	Partner Engineering & Science	Lab Job No.:	PA410042
Project:	P14-120479.7		
Matrix:	Soil	Lab Sample ID:	PA410037-3
Batch No:	1016-VOAS1	Date Analyzed:	10-17-2014

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	16.1	19.8	80.5	99.0	20.6	30	70-130
Benzene	ND	20	16.3	17.0	81.5	85.0	4.2	30	70-130
Trichloro-ethene	ND	20	16.6	17.9	83.0	89.5	7.5	30	70-130
Toluene	ND	20	18.5	19.8	92.5	99.0	6.8	30	70-130
Chlorobenzene	ND	20	17.8	17.1	89.0	85.5	4.0	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	23.0	20.0	115.0	80-120
Benzene	17.3	20.0	86.5	80-120
Trichloro-ethene	17.1	20.0	85.5	80-120
Toluene	19.9	20.0	99.5	80-120
Chlorobenzene	16.3	20.0	81.5	80-120

ND: Not Detected (at the specified limit).

ALPHA SCIENTIFIC CORPORATION

CHAIN OF CUSTODY RECORD

Lab Job Number PA410042

Client: Partner				Analyses Requested												T.A.T. Requested: ☐ 8 hrs ☐ 24 hrs ☐ 48 hrs ☐ 3 days ☒ Normal
Address																Sample Condition: ☐ Chilled ☐ Intact ☐ Sample seals
Report Attention	Phone	Fax	Sampled by: Brett Bova													
Project Name/No.: P14-120479	Project Site: 3130 Slauson Ave. W. Los Angeles, CA															

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No.,type* & size of container	TPH-Gasoline	TPH-Diesel	8260B (BTEX, Oxygenates)	8260B (VOCs)	8270C (SVOCs)	CAM Metals	8082 (PCBs)	TPH-cc 8015				Remark
B1-5		10/16/14	0835	Soil	NaHSO4	2 VOCs												
-10	PA410042-1		0840							X				X				
-15			0845															
B2-5			0915															
-10	-2		0920							X				X				
-15			0925															
B3-5			0955															
-10	-3		1000							X				X				
-15			1015															
B4-5			1030															
-10	-4		1040							X				X				
-15			1050															

Relinquished by	Company	Date	Time	Received by	Company	Date	Time
[signature]	Partner	10/16/14	1500	[signature]	ASC	10/16/14	1500
Relinquished by	Company	Date	Time	Received by	Company	Date	Time

Container types: M=Metal Tube, A=Air Bag, P=Plastic bottle, G=Glass bottle, V=VOA vial

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: ascorp@verizon.net
Tel: (562) 809-8880
Fax: (562) 809-8801

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: White with report, Yellow to courier.